

Wind Drift Building Improvements & More Information on unit 111-N

NEW Energy Efficient Windows & Sliding Glass Doors

New Unit Front Door

New Roof

New Elevator

Wiring Upgrades

New Fiber Optic Cables

New Exterior Paint & Building Concrete Repairs

Balcony Slab Edge Repairs

Column Repairs & Stairwell Repairs

Pool Renovations

New security gates / cameras, Updated Lobbies

New louvers under the building to replace the old lattice

Tennis / Pickleball Court Improvements

New Boat Dock / 26 Boat Slips

- HOA Fee is \$700 / month & covers Cable, Trash, Water, Sewer, Internet, Exterior Insurance.
- **SELLER HAS PAID ALL ASSESSMENTS FOR BUILDING IMPROVEMENTS! BUYER will reap the benefits of the improvements!**
- NEW HVAC
- Unit has been second home only. Building DOES ALLOW rentals!
- HOA charges \$500 year for the on-site Boat Storage.
- Boat Docks have power, water & fish cleaning station. 26 first come Boat Slips. On-site Boat Ramp
- 2 Outdoor Pools
- Deeded Beach Access Directly Across the Street at the Gulf Front Sister Condo – light/ crosswalk for easy access.
- Gated Access & security cameras

Items that DO NOT CONVEY:

- Both TVs in Bedrooms
- Laura Park Duvet and Pillow Covers in Primary BR
- Painting in middle BR & both bedside tables.
- Throw Pillows in the Living Room on Sofa
- Extra flatware, cast iron skillet, Laura park plates, Keurig, ice maker, colorful mixing bowls, fish platter, marble tray on coffee table. Tic tac toe on coffee table, all games in cabinet, bluish bowl with shells on kitchen table.
- Kitchen table /chairs Negotiable.

SBuyer responsible for verifying all information.