# Bristol 1805 at The Beach Club
# MLS Addendum
# September 21, 2026

The two-year renovation (Fall 2024 – Spring 2026) converted B1805 from a typical vacation condo to a sophisticated coastal home. Evidenced by the positive guest reviews, and the 21% growth in the average nightly rental rate, these changes were very well received by our guests.

Very few condos at The Beach Club have comparable square footage. Even fewer need no updating and have a completely private balcony that only faces the coast.

The remodeling was extensive so you can rest assured that its turnkey condition will last for many years to come. See below for more details.

## Unique Features

1. 54' private balcony that only faces the coast
2. 18th floor solitude
3. Proximity to elevators: Convenient and more sheltered against wind and rain
4. Private Bonus Room: Twin XL and Queen so B1805 sleeps 11 in real beds
5. 2nd Dining/Game table
6. Bar with sink and refrigerator
7. Double-wide front door (60")
8. Hurricane shutters, professionally maintained annually
9. Over 490 cubic feet of owner closet storage (over 200 inside)

## Financial Information

1. Rental Income (See Attachment 1)
2. Bristol HOA 2026 monthly dues: $1,316.84
3. Master HOA 2026 monthly dues: $237.98
4. Insurance Assessment (April 2026): $15,938.25
5. Average utilities (Sept. 2025 – Aug. 2026): $219.42
6. Annual Real Estate Taxes (2025): $6,021
7. HO-6 Annual Insurance (April 2025 – March 2026): $2,650

## Major Item Installation Dates

1. Air conditioner: 2021
2. Furnace/Air handler: 2022
3. Hot water heater 1 (HVAC closet): 2024 (44 gal.)

4. Hot water heater (Laundry closet) : 2022 (45 gal.)
5. Dehumidifier (Laundry closet): 2025
6. Kitchen appliances (Refrigerator, range, dishwasher, garbage disposal, microwave/vent hood): 2025
7. Bar refrigerator: 2026
8. Washer and dryer: 2026

**Highlights of the Interior Remodeling since 2024**

1. Replaced all floor tile (except bedrooms which are in excellent condition)
2. Replaced all kitchen and bathroom cabinets, granite countertops and sinks
3. Replaced all kitchen and bar appliances: two refrigerators (main refrigerator has three ice makers), dishwasher, microwave/vent combo, garbage disposal
4. Replaced all showers and bathtubs with modern tile and shower doors
5. Replaced all light fixtures and ceiling fans
6. Replaced all plumbing valves (water shutoffs), and all plumbing fixtures
7. Enclosed the front bonus room and converted it to a sleeping room with a Twin XL over a Queen bunk bed
8. Replaced the full-size washer and dryer
9. Upgraded HVAC system to include a commercial dehumidifier, a Lucidium UV light to prevent mold and microbial growth, and a WIFI-enabled thermostat
10. Replaced all artwork, many of which are originals
11. Organized the living and dining to create two dining areas, seating 12, and two living areas, seating 11
12. Replaced wicker balcony furniture with Polywood so balcony now seats 15
13. Replaced all dinnerware, silverware and glassware with quantities to serve more than 15
14. Extensive labeling of cabinets so guests and housekeeping know where things belong
15. Replaced all sliding window treatments in all bedrooms and the living areas