



## 1179 Tropics Avenue

### Latitude Margaritaville

New Single Family Home Build - Parrot Model

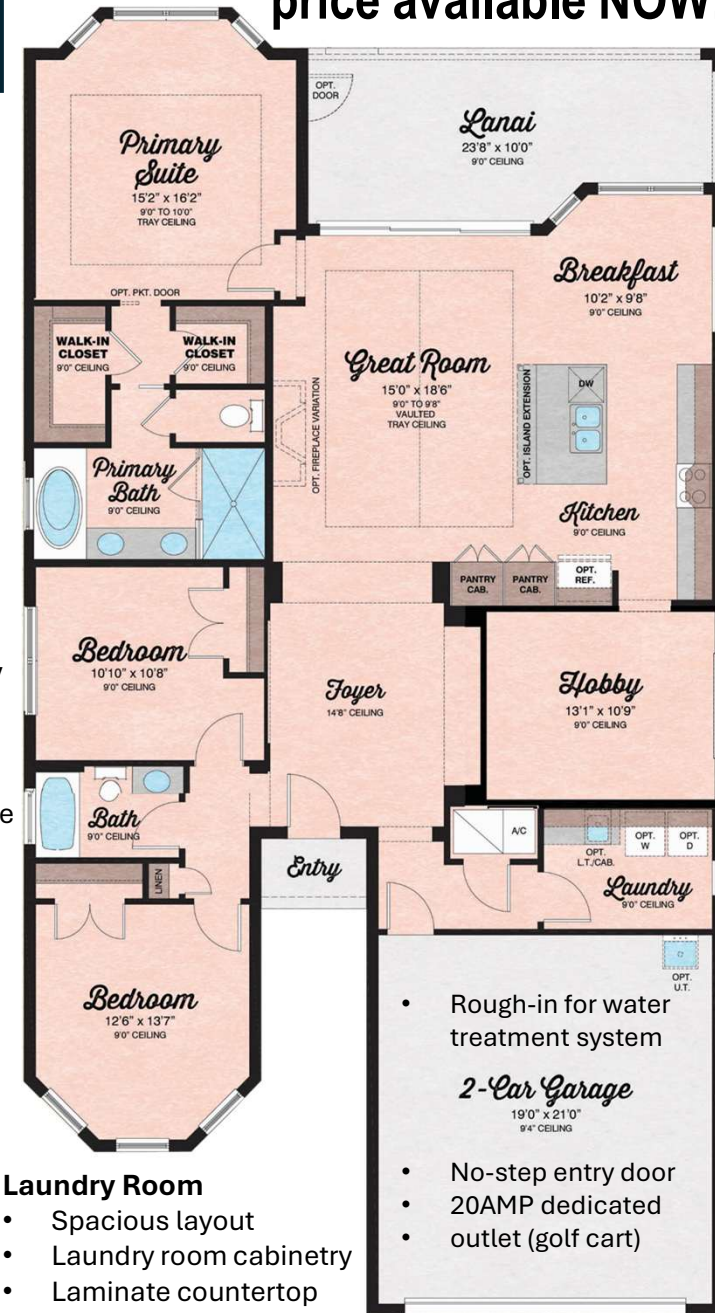
Private Sale - **\$600,000** Brokers Welcome

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Settlement law firm is engaged for expedited settlement

# DARE TO COMPARE!

You won't find a NEW home with this view, these upgrades, at this price available NOW!



### House Entry Points / Lanai

- Handicap-accessible entry - front door
- Handicap-accessible entry in garage
- Screened lanai with gas grill outlet, TV GFI and ceiling fan rough-in
- Can extend lanai or add a pool or patio.
- Eight (8) foot doors throughout house
- Crown molding in common areas
- Remotely accessible WIFI front door deadbolt

### Great Room

- Tray ceiling with custom detail
- TV wall bracing and outlets
- Floor outlet
- Recessed lighting

### Kitchen

- Gourmet gas range
- Level 6 quartz countertops
- Level 3 cabinets/hardware (paintable)
- Specialty pot & pan drawers
- Stainless appliances & 60/40 sink
- Crown molding in kitchen
- Recessed lighting in kitchen/nook
- Finished panels on kitchen island
- LED under cabinet lighting
- Cabinet above refrigerator
- 2 floor to ceiling pantry cabinets
- Pull down kitchen sink fixture
- 2 switched outlets above cabinets
- Top switch for garbage disposal
- Trash can/recycle bin pull out

### Master Bedroom

- Water views
- Tray ceiling / fan mount
- TV wall bracing/outlets
- Recessed lighting

### Master Bathroom

- Soaking tub
- Level 5 wall tile to top
- Level 3 cabinets (paintable)
- Level 6 quartz counter
- Large shower w/ ledge
- 2 walk-in closets
- GFI in toilet (bidet)

### Second Bedroom

- Bright light from 3 large windows
- Ceiling fan rough-in
- Recessed lighting

### Second Bathroom

- Level 2 bath floor tile
- Quartz countertop
- Level 5 shower wall tile
- Level 3 bathroom cabinets (paintable)
- Brushed nickel shower enclosure

### Third Bedroom

- Ceiling fan rough-in
- Recessed lighting
- Use for office or storage

### Screened Lanai

- Fantastic outdoor living space with huge triple patio door
- Screen enclosure around lanai with exit door
- TV wall bracing and GFI outlets
- Gas outlet for grill
- Ceiling fan rough-in
- Recessed lighting
- Expansive water/pond/sunset views

### Foyer/Parlor – Formal Entry

- Switched recessed lights on either side of main pendant light rough-in
- Switched pin spots for side nook
- Switched outlet in high nook over entry door for display/decor

### Hobby Room

- Private access from kitchen
- TV wall bracing and outlets
- Ceiling fan rough-in
- Recessed lighting
- Use for media room, office or man cave

### Laundry Room

- Spacious layout
- Laundry room cabinetry
- Laminate countertop
- Laundry sink

- Rough-in for water treatment system
- **2-Car Garage**  
19'0" x 21'0"  
9'4" CEILING
- No-step entry door
- 20AMP dedicated outlet (golf cart)

This property compares very well to other similar models but is also a great value versus much more expensive models within the Latitude Margaritaville community. We've prepared this comparison sheet for you to make it even easier!

1179 Tropics Avenue backs to a large pond with sunset views. BRAND NEW and includes 3 full bedrooms, formal parlor entry, gas range, gas stub on lanai, soaking tub, crown molding in common areas/kitchen cabinets, 8-foot doors, wood blinds throughout, hobby/media room, upgraded flooring, counters and tile throughout the house, and handicapped accessibility.

**With reasonable notice we can easily provide access remotely for you to tour this property at your convenience.**

	1179 Tropics Avenue	1142 Landshark Blvd	385 Coral Reef Way	416 Sand Castle Dr.	1486 St. Somewhere Dr	794 Tiki Terrace	283 Good Life Way	618 Ocean Hammock Loop	1331 Parrot Avenue
Model	Parrot	Parrot	Parrot	Cabana Bay Tandem	Trinidad	Parrot	Breeze Bay	Cabana Bay	Aruba
Collection	Beach	Beach	Beach	Beach	Island	Beach	Beach	Beach	Island
Bedrooms	3	2	2	3	3	3	2	3	3
Bathrooms	2	2	2	2.5	3.5	2	2.5	2.5	2.5
Lanai/Pool	Lanai under roof- screened	Extended lanai with birdcage - 8ft	Extended lanai with birdcage - 8ft	Extended lanai (larger) with garden	Extended lanai (about 8 ft) with birdcage	Extended Lanai with birdcage	Lanai under roof-screened	Extended lanai (about 8 ft) with birdcage	Extended lanai (about 8 ft) with birdcage
Sale Date	For Sale - NEW	For Sale	For Sale	For Sale	For Sale	SOLD 1/28/26	SOLD 4/8/26	SOLD 4/20/26	SOLD 3/31/26
Price	<b>\$600,000</b>	\$599,990	\$629,000	\$649,000	\$699,000	\$605,000	\$625,000	\$628,606	\$705,000
Year Built	2026	2021	2019	2025	2022	2021	2023	2025	2022
Last Sold	New Build	11/28/2022	12/11/2023	2025	2022	8/3/2023	5/31/2024	2024	N/A
Last Sold Price	N/A	\$620,000	\$625,000	\$581,787	\$476,300	\$575,000	\$650,000	\$671,599	N/A
View	Water/Sunset - shark fin pond	Lagoon view	Lagoon View - larger lot	Back to buffer area facing another house, view of water/pond to the side	Back to open space, houses	Back to woods	Back to woods, corner lot	Back to trees, corner lot	Back to pond
Kitchen	Gas Range	Gas Range	Gas cooktop/Double oven	Double Oven (elec range)	Gas Range	Elec Range	Gas Range	Gas Range	Elec Range
Bathroom 2	Tiled walk-in shower	Bath tub with curtain	Bath tub with curtain	Bath tub with curtain	Tiled shower with glass doors; BA3 tub with curtain	Bath tub with glass doors	Tiled shower with glass doors	Tiled shower with glass doors	Bath tub with curtain
Crown molding common areas	Yes	Yes	Yes	No	Yes	No	Yes	No	No
Crown molding kitchen cabs	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No
Great room ceiling detail	Yes	No	Wood beams	No	No	No	No	No	Yes
Comments	3 enclosed BR, private hobby/media room, MBA soak tub, MBA extra middle cabinet, BA2 walk-in shower, laundry cabinet/sink, handicap accessible entries, 8 foot doors throughout, crown molding on kitchen cabs, LED undercabinet lights	Wood blinds, open hobby room (french doors), tub and cabinet in laundry room, 8ft lanai extension with birdcage	Wood blinds, fireplace, wall detail around TV, dark cabinets, soaking tub in MBA, "3rd BR" is den NOT structural upgrade (french doors) - no closet, sink in laundry room	Corner lot, 2 car garage opening with golf cart garage in back of one space, large kitchen island, extra middle cab in MBA, raised patio block planter box in extended lanai, across street from woods.	Impact-rated windows; 2 car + 3rd golf cart garage, cabinets in laundry with stand alone utility tub	Open hobby room; small extended lanai; no MBR tub; 2nd BA tub w/ glass doors; utility tub in laundry, dark cabinets	Open DR, built-in grill on lanai with beverage fridge, LR with cabinet, fireplace, attic in garage,	Corner lot on circle, LED under cabinet lights, soaking tub in MBA, cabinets and sink in laundry room, MBA extra middle cabinet,	2 car + golf cart garage, 4 door patio door, powder room, custom closet

**COMPARE AND THEN COME SEE IT IN PERSON!**