



LUXURY COLLECTION<sup>SM</sup>



## A RARE FIND

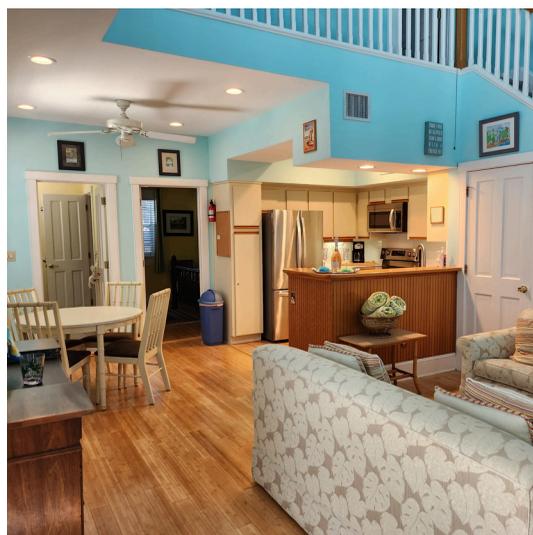
### 606 Truman Ave #3 Key West

Experience a private and tranquil haven in this paradise retreat. With a spacious and inviting great room adorned with soaring cathedral ceilings, this residence exudes brightness and airiness. Boasting master bedrooms on both the first and second floors, these homes have been thoughtfully upgraded with modern touches, including new windows, kitchen appliances, and more. This property can serve as an excellent rental investment while you're away. Don't miss out!

**\$1,200,000**

**Beds: 2 / Bath: 2 / 1,120 SQ FT**

WINDWARD PARK  
BEST KEPT SECRET!



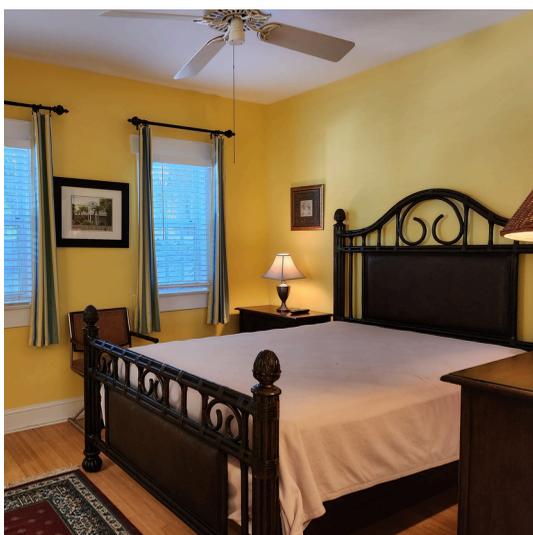
**Andy Birrell**

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<http://www.ImagineThisKeyWest.com>



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

KNIGHT & GARDNER  
REALTY

336 Duval St. Key West, FL 33040

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<b>Listing Board:</b>	Key West Association	<b>ROGO Exempt:</b>		<b>As is Rght to Inspct:</b>	Yes
<b>Potential Short Sale:</b>		<b>Bank Owned:</b>		<b>Species List:</b>	No
<b>City (Other):</b>		<b>Off Shore Island:</b>	No	<b>County:</b>	Monroe
<b>Subdivision:</b>	Windward Park (1.0)	<b>Mile Marker:</b>	1	<b>Area:</b>	02 - Key West
<b>KW Neighborhood:</b>	Old Town-S of Truman	<b>Marathon Neighborhood:</b>	N/A	<b>Side:</b>	Median
<b>Flood Zone:</b>	X	<b>Handicap Access:</b>	No	<b>Alternate Key #:</b>	8729235
<b>Add'l Parcel #1:</b>		<b>Add'l Parcel #2:</b>		<b>Parcel #:</b>	00027080-000103
<b>Bldg Nbr:</b>		<b>Zoning:</b>	HNC(1-3) - Hist Nghborhd Comm1 1 - 3 Coastal Med	<b>Deed Restrictions:</b>	Unknown
<b>Taxes:</b>	6,699.06	<b>Tax Year:</b>	2022	<b>Pub Sewer HkUp:</b>	Yes
<b>Style:</b>	Townhouse	<b>Waterfront:</b>	No	<b>Control Depth:</b>	0
<b>Unit/Complex:</b>		<b>Pool:</b>	Yes	<b>Year Built:</b>	1988
<b>Total Units:</b>	13	<b>Lot Size:</b>		<b>Lot SqFt:</b>	962
<b>Lot Sqft Source:</b>		<b>Acres:</b>	0.02	<b>Living Apx SqFt:</b>	1,120
<b>SqFt Source:</b>	Property Data Card	<b>Total Bedrooms:</b>	2	<b>Full Baths:</b>	2
<b>Half Baths:</b>	0	<b>Total Baths:</b>	2	<b>Floor Number:</b>	
<b>Rentals Allowed:</b>	Yes	<b>Min Rental Days:</b>	30	<b>Max Rental Days:</b>	
<p><b>Remarks – Consumer:</b> Discover a rare find! Tucked serenely amidst the vibrant energy of Old Town, you'll find a cluster of 13 townhomes nestled within a secure gated community. Experience a private and tranquil haven at Windward Park, where these stunning homes await to fulfill your dreams. With a spacious and inviting great room adorned with soaring cathedral ceilings, this residence exudes brightness and airiness. Boasting master bedrooms on both the first and second floors, these homes have been thoughtfully upgraded with modern touches, including new windows, kitchen appliances, and more. Prepare to be amazed as you witness this paradise retreat, where worries and maintenance fade away. Furthermore, if you desire, this property can serve as an excellent rental investment while you're away. Seize the opportunity and make the call today - don't let this chance slip away!</p>					
<b>Limitd Reprsntation:</b> No					
<b>Sold Comments:</b>					
<b>Directions:</b> Located on south side of Truman Avenue, near Simonton Street.					
<b>Legal:</b> KW PT LOT 2 SQR 1 TR 11 A/K/A UNIT 3 WINDWARD PARK OR1031-345/360DEC OR1667-1135/40AMD OR1069-553/555 OR1476-228/231 OR2					
<p><b>Association Info:</b> Mandatory Home Owners Asc: Yes; 1st Right of Refusal: No; Association Fee \$: 1,142; Assoc/Mnt Fee Per: Quarterly <b>Fee Includes:</b> Common Area Mnt; Security; Other <b>Tax Exemptions:</b> None <b>License Info:</b> Non Trans Rntl Lic <b>Waterfront:</b> None <b>Waterview:</b> No Waterview <b>Dockage:</b> None <b>Building Style:</b> Above Flood: Yes; Stories: 2 Stories; Townhouse</p>		<p><b>Vehicle Storage:</b> Car(s): 1; Assigned Parking <b>Cooling:</b> Ceiling Fans(s); Central Air <b>Porch/Balcony:</b> Open Porch/Balcony <b>Utilities:</b> Buyer to Verify; Cable Available; Elect Separate Meter; FKA; Municipal Sewer <b>Appliances:</b> Dishwasher; Dryer; Microwave; Oven; Range; Refrigerator; Stainless Steel Appliance(s); Washer <b>Exterior Features:</b> Storage <b>Pool Info:</b> In Ground; Heated: Yes; Concrete <b>Construction:</b> Frame</p>		<p><b>Windows/Doors:</b> Impact Rstnce Window; Other Windows/Doors <b>Shutters:</b> Bahama <b>Floor:</b> Carpet; Combo; Tile <b>Roof:</b> Metal Roof <b>Pets:</b> Pets w/Restrictions <b>Security:</b> Other <b>Land Size:</b> Less Than 1/4 Acre</p>	
<b>Days On Market:</b>	111	<b>List Price:</b>	1,200,000	<b>Contingent:</b>	None