

Welcome to your fully furnished second-story condo, offering a turnkey solution for comfortable living. With meticulous attention to detail and breathtaking views from your patio of the iconic Sandy Beach Bridge and The Donut Shop and Bakery.

Enjoy the perfect blend of comfort and luxury with the fully renovated and updated shower, featuring gorgeous tile work and rainfall shower head.* The kitchen is a chef's dream, featuring granite counters, beautiful kitchen cabinets, gas range and a convenient pass-through window to the patio, ideal for outdoor dining and entertaining.

This two-bedroom, two-bathroom unit comfortably sleeps a minimum of seven, with the additional sofa bed and Murphy bed. Step outside to your spacious patio, overlooking the channel, where you'll also view your private boat slip with a remote-controlled electric boat lift, just steps away from your front door. This is waterfront living at its finest.

*A clear glass shower door will be installed before closing

INCLUDED:

The following is a list of the many items included in the sale:

- All large and small appliances, including the stackable washer and dryer
- Three televisions for your entertainment needs
- Weber grill connected to a natural gas line, perfect for outdoor cooking
- Portable air conditioner for added comfort on the patio
- All dishes, silverware, cups, glasses, and cookware
- All towels and bedding (on beds and in the linen closets)
- Stylish decor throughout the condo and on the patio
- All rugs, draperies and hardware
- All furniture, including:
 - Kitchen table and chairs
 - Hanging Macrame chair, several chairs and barstools on the patio
 - Comfortable Queen Sofa Sleeper, accent chairs, side tables, and a coffee table/chest
 - Second bedroom furnished with a Queen bed, nightstands, fan, bookshelves, and books, with the dresser doubling as a twin-sized Murphy bed
 - Primary bedroom featuring a luxurious King bed, nightstands, and a dresser

EXCLUDED ITEMS:

The following items are not included in the sale and will be removed before closing:

- **Lamps** on nightstands & **Brown Leather Bench** located in the Primary Bedroom
- **Wood Rocking Chair** located on the Patio
- **Life Jackets** (convey with the boat)
- **Clothing** located in the Primary Bedroom Closet

THE BOAT DOES NOT CONVEY with the sale of the condo. I will provide details and pricing here, but please note that the current owner will negotiate the sale. Please contact me if you or your buyer are interested in purchasing, and I will forward your contact information to the seller. The seller holds the title to the boat and engine. **PRICE \$27,000.00**

BOAT - 2018 Bennington model 21-SSRCX2T
ENGINE - 2019 Yamaha 115
Several LIFE JACKETS