

Envoy Point Condo

7150 Sunset Way #807 • St. Pete Beach, FL 33706

2 Bedrooms • 2 Baths • Balcony
1,160 square feet • MLS# U7555579

Offered for \$325,000.



If you're looking to enjoy the beach lifestyle, look no further than this Envoy Point condominium home. In a secure community with 24-hour guard gate, well-maintained grounds, heated swimming pool, tennis courts and shuffleboard, it's ideal for full-time or part-time living.

A well-appointed lobby greets you when you arrive home, and you'll take the elevator to the 9th floor. Inside, a combination living/dining room opens to a balcony overlooking John's Pass and the Gulf of Mexico.

The kitchen has lots of cabinet space and a pantry. Appliances include a disposal, dishwasher, microwave, refrigerator and stove. A cozy breakfast nook is great for casual meals or conversation with the cook.

The Master suite has a private bath with a large shower. A washing machine is tucked away under the wide vanity counter, but it's never been hooked up. If you prefer, there's a nice community laundry facility downstairs. There's another bedroom and bath, great for guests!

It's the location that you'll love the most. You're just steps from the white sandy beach - stroll along the

water and enjoy magnificent sunsets every day. Hungry? Walk to the landmark Woody's Waterfront for al fresco casual dining, or get your fill of seafood at the Oyster Shucker. There are plenty of shops nearby to enjoy as well. Come see for yourself what the Florida lifestyle is all about!



See more photos & a visual tour:
www.EnvoyPointCondo.com

THE
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Details . . .

Interior Features:

- Secure building lobby
- Kitchen appliances include disposal, dishwasher, microwave, refrigerator & stove (new kitchen faucet installed in 2012)
- Hot water heater replaced 2005
- Washer has never been hooked up or used; sold as-is
- Living/dining room opens to balcony with water view

Miscellaneous/Other:

- Secure community with 24-hour staffed guard gate
- Open parking
- Community heated pool, tennis courts, shuffleboard
- Community laundry facilities
- A/C condenser (outside) replaced 2005
- Maintenance fee \$473.77/month includes water/sewer, internet, pest control, basic cable tv, reserves
- Application fee \$100 to Envoy Point Condominium Association
- No pets allowed
- Average electric bill \$60/month
- 2011 property taxes \$4,393 without Homestead Exemption.
- Floor plan, property disclosure & visual tour available online at **www.EnvoyPointCondo.com**



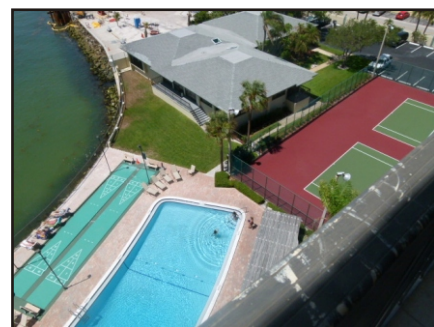
The Master suite features a full bath with large shower.



There's a second bedroom and a hall bath for guests.



Relax on the balcony or enjoy the many community amenities.



It's all about the view, north to John's Pass or west to the Gulf of Mexico.

ROOM DIMENSIONS:

Living/Dining Room: 11' x 30'

Kitchen: 8' x 16'

Master Bedroom: 10' x 18'

2nd Bedroom: 10' x 14'

Marketed by
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Take a visual tour of this home and others at www.SimmsTeam.com