

## FOR SALE USD\$2,256,000

Pending/Conditional

## RUM POINT CLUB - ENORMOUS WIDTH ON BEACHFRONT







Great location on the 3rd floor, in the center of the building for direct views out across the pool and beach, into the Caribbean Sea. The shaded and protected terrace is ideal for relaxing, dining, entertaining, or just enjoying the spectacular views.

### Location:

Rum Point

### **Features:**

- 2235 Sq Ft.
- **3** Bedrooms
- 🔑 3.5 Bathrooms
- Beach Front
- Condominium
- **2020**



MLS: 414153



Kim Lund

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### **Property Details**

- Breakfast
- Cistern
- Dishwasher
- Elevator
- Garage: 1
- Living Room
- Pool
- Security
- Utility Room

- Cable TV
- City Water
- Disposal
- Fence
- Kitchen
- Microwave
- Porch: Unscreened
- Septic
- Washer/Dryer: Yes

- Central AC
- Dining Area
- Dock
- Furnished: Yes
- Kitchen area
- Oven: Yes
- Refrigerator
- Stories: 5
- Water Frontage

### **Additional Information**

| Aprx Water<br>Frontage         | 500        | Furnished                       | Yes  | Title        | Rum Point Club -<br>Enormous Width on<br>Beachfront |
|--------------------------------|------------|---------------------------------|------|--------------|---|
| Class                          | Existing   | Total # of<br>Units             | 31   | Construction | Block   |
| Land<br>Certificate<br>Stories | Not Issued | Water<br>Frontage<br>Foundation | Yes  | Floor Level  | 3   |
|                                | 5          |                                 | Slab | Strata #     | 867   |

### **Running Costs**

Maintenance Costs

| Monthly<br>Maintenance<br>Costs      | US\$4028 | Sewage in<br>Maintenance<br>Costs | Yes | AC in<br>Maintenance<br>Costs           | Yes |
|--------------------------------------|----------|-----------------------------------|-----|---|-----|
| Gardening in<br>Maintenance<br>Costs | Yes      | TV in<br>Maintenance<br>Costs     | Yes | Insurance<br>Included in<br>Maintenance | Yes |
| Pest in                              | Yes      |                                   |     |   |     |



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