

## FOR SALE USD\$2,895,000

Current

### CRESCENT POINT UNIT #14 | SEVEN MILE BEACH







Experience the ultimate waterfront living with this exquisite fully remodeled 3-bed, 2-bath condo at Crescent Point Resort, offering 1,819 square feet of elegantly designed living space. This property has also an excellent opportunity to be added to the condominium rental program, whereby it would generate a good net cash flow.

#### Location:

Seven Mile Beach

### **Features:**

- 🔀 1819 Sq Ft.
- 3 Bedrooms
- 2 Bathrooms
- Beach View, Water Front
- Condominium
- **1999**



MLS: 418679



James Bovell

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### **Property Details**

- Breakfast
- City Water
- Disposal
- Gym
- Living Room
- Patio
- Refrigerator
- Washer/Dryer: Yes

- Cable TV
- Dining Area
- Elevator
- Kitchen
- Microwave
- Pool
- Sewer
- Water Frontage

- Central AC
- Dishwasher
- Furnished: Yes
- Kitchen area
- Oven: Yes
- Porch: Screened
- Utility Room

#### **Additional Information**

| Aprx Water<br>Frontage             | 200      | Furnished        | Yes   | Title        | CRESCENT POINT UNIT<br>#14   SEVEN MILE BEACH |
|------------------------------------|----------|------------------|-------|--------------|---|
| Class                              | Existing | Total # of Units | 27    | Construction | Block   |
| Land Certificate <b>Not Issued</b> |          | Water Frontage   | e Yes | Floor Level  | 2   |
| Foundation                         | Slab     | Strata #         | 281   |              |   |

### **Running Costs**

| Monthly<br>Insurance              | US\$171 | Monthly <b>US\$1352</b> Maintenance Costs |     | Monthly<br>Sewage Costs              | US\$90 |
|-----------------------------------|---------|---|-----|--------------------------------------|--------|
| Sewage in<br>Maintenance<br>Costs | No      | 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   | No  | Pest in<br>Maintenance<br>Costs      | Yes    |



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