

### **Features**

- Quick Direct Access to Pine Island Sound and ICW
- Short Bike Ride or Walk to Bowman's Beach
- Non buildable property across the road (Ding Darling)
- Lot to the West to remain vacant
- Current Home Inspection report- No Major defect
- Current wind mitigation report- full credits
- Sold turn-key with few exceptions
- Genuine Philippine shellstone floors (every piece different with unique shells)
- Quiet Neighborhood with only 20 homes - Private Roads
- Tile roof (2015) provides superior insulation and longevity
- Cross flow windows along with tile roof provides natural cooling
- Canal Erosion is controlled with Rip Rap Rock