

Cristal Condo

1907 Highway A1A, Indian Harbor Beach, FL #101

Like a house on the beach! Great one-of-a-kind must-have feature: Unique private gate to the beach just like a private home. No other complex has this convenient direct-access feature, or a covered pool!

~Special Features~

- ✓ Unobstructed Panoramic View
- ✓ Direct Oceanfront
- ✓ NE Corner Ground Floor
- ✓ 18ft above sea level
- ✓ Wrap-around stone paver patio 700+ SqFt surrounds the livingroom!!!
- ✓ Gate on patio allows direct access to beach. (Most condos do not have this option and you have to walk out the front door and around the building to get to the beach. Direct access off your back patio is really like having a house on the beach)
- ✓ Every imaginable upgrade
- ✓ Corian counters in kitchen and baths
- ✓ Open-kitchen floorplan
- ✓ All appliances less than 2 years old (refrigerator, dishwasher, stove, dual oven, washer & dryer)
- ✓ Dual AC units on the roof < 2 years old
- ✓ Two water purification systems (kitchen and master bath)
- ✓ Master bath has jetted tub with separate shower
- ✓ Tile throughout
- ✓ Tinted impact-resistant sliding doors
- ✓ Electric hurricane shutters
- ✓ Pre-wired security system
- ✓ Better-than-new condition
- ✓ Furniture available

~Community Features~

- ✓ Beautiful wide white-sand beach
- ✓ Small upscale complex
- ✓ Excellent caring neighbors
- ✓ Superior architectural detail & craftsmanship
- ✓ Prestigious building
- ✓ Quiet well-insulated walls
- ✓ Well-manicured landscape
- ✓ 1-car private garage just steps from door
- ✓ Open parking just steps from your door
- ✓ Covered entry for rainy days
- ✓ Covered 20x40x6 heated pool
- ✓ Big tanning and party deck
- ✓ Extensive exercise facility
- ✓ Gathering room with kitchen
- ✓ Well-run association has high reserves with extremely low maintenance (\$415) including water and cable
- ✓ 6mo minimum rentals
- ✓ Best Schools - Ocean Breeze Elementary
- ✓ Walk to stores, Starbucks across street
- ✓ Low taxes at \$4.37 per thousand assessed
- ✓ Insurance \$1400/yr. Not in flood zone.

Creative offers considered



Call Richard Webb 321-480-5514