

# Surf Beach Resort Condo

11040 Gulf Blvd. #402 • Treasure Island, FL

Offered at \$324,900

2 Bedrooms • 2 Baths • 685 sq. ft.

1 Car Assigned Parking • Built in 2005

Gulf Front Condo-Hotel with Heated Pool



[www.SurfBeachCondo.com](http://www.SurfBeachCondo.com)

Enjoy the best of the Florida lifestyle in this gorgeous condo-hotel right on the Gulf of Mexico in Treasure Island! Vacation here whenever you like (up to 90 days per year), and let others rent it while you're not there. It's the ideal way to have a beach getaway without worrying about it being empty most of the year.

Built in 2005, you'll appreciate the building's Mediterranean styling and elegant finishes inside like granite counter tops and wood cabinetry. The unit is light and bright, with ceramic tile floors in the living areas and wood floors in both of the bedrooms. It's small, but comfortably provides space for 4-6 people to enjoy.

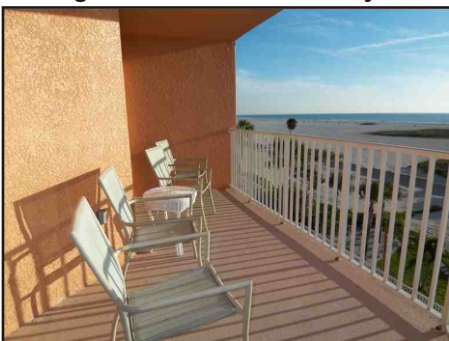
dryer in the unit is a nice plus, too - that sand gets into everything!

Imagine soaking up the sun in a lounge chair next to the pool, which is heated for year-round enjoyment. The beach offers lots of activities, like volleyball and water sports, but it's still peaceful. You'll love strolling along the white sandy beach and watching brilliant sunsets over the Gulf from your private balcony. This is truly a piece of paradise!

Located within 45 minutes of two international airports, Surf Beach Resort is very conveniently located, but feels like you're far away from the rest of world! Come see for yourself today!



The living room opens through sliding glass doors to the balcony.



Fully furnished, it's a turn-key property with great on-site rental management. The kitchen has everything you need; just bring the groceries! There's even a barbecue grill area poolside. If you prefer, there are plenty of restaurants nearby, and lots of entertainment options.

If you're staying in for the day or evening, you'll enjoy high-speed internet access, a DVD player and a VCR, as well as cable/satellite television channels. The pleasant front desk staff will gladly help you explore nearby attractions, too.

There's a dining area in addition to the casual bar counter in the kitchen. The living room features a sofa bed for when you need the extra sleeping room. Having a washer and



The kitchen features granite counters and raised panel wood cabinetry.

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Office 727.898.2582 | Toll Free 888.SIMMS88  
E-mail: [info@SimmsTeam.com](mailto:info@SimmsTeam.com)

ALVA International, Inc.  
238 Beach Drive NE | St. Petersburg, FL 33701

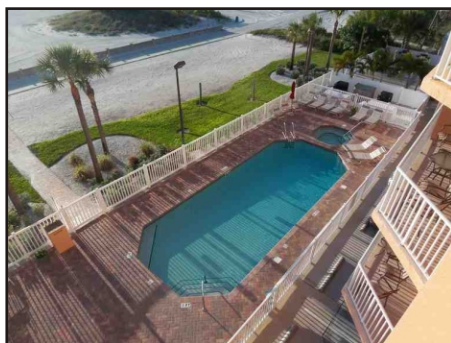
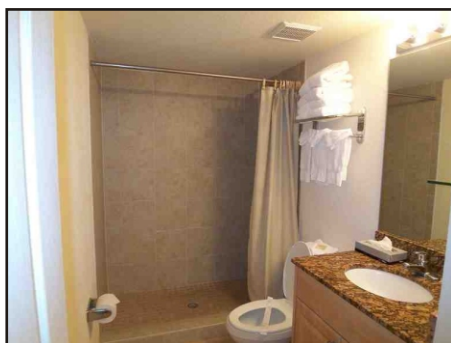
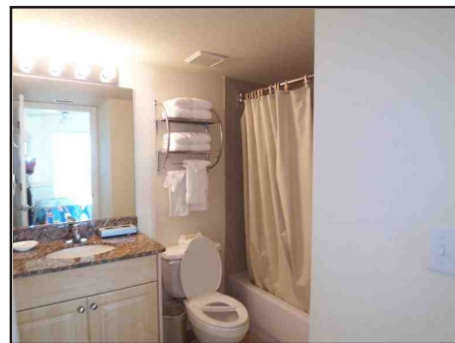
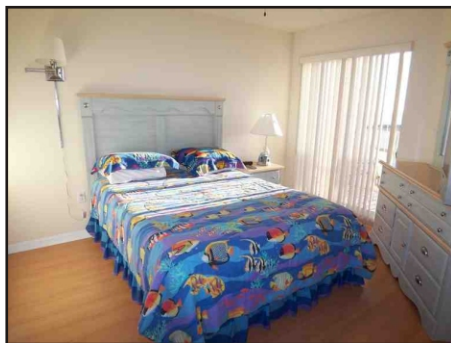
[www.SimmsTeam.com](http://www.SimmsTeam.com)



# Details . . .

## Interior Features:

- Kitchen features granite counter tops and wood cabinetry
- Sliding glass doors to balcony from living room and Master bedroom
- Wood floors in both bedrooms
- Fully furnished, including:
  - Clock radio
  - Coffemaker
  - Microwave
  - Cookware, dishware, kitchen utensils
  - Hair dryer
  - Iron & Ironing board
  - Telephone
  - Television
  - VCR and DVD player (cable/satellite tv provided)
  - Washer & dryer
- Owner/guest amenities include:
  - In-room massage service
  - Wake-up calls
  - High-speed internet access
  - Complimentary newspaper
  - Cribs/Infant beds available
  - Rollaway beds available
  - Free local phone calls



## Community Features/Other:

- Gulf of Mexico beach frontage
- Heated swimming pool
- Under-building assigned parking
- On-site rental management for 25% of rental fees
- Monthly maintenance fee \$525.00, includes building maintenance, roof, lawn care, cable tv, water/sewer, reserves
- Electric bill averages \$85/mo
- Homeowners' insurance \$1,200 per year
- 2009 property taxes \$5,181\*  
*Pinellas County Property Appraiser indicates taxes may change upon sale*



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(727) 898-2582 - Toll Free (888) SIMMS-88  
E-Mail: [info@simmsteam.com](mailto:info@simmsteam.com)

**ALVA INTERNATIONAL, INC.**  
238 Beach Drive NE, St. Petersburg, FL 33701



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