

# Wander Getaway!

1515 Pinellas Bayway S A-11 • Tierra Verde, FL 33715

1 Bedroom / 1 Bath • 665 sq. ft. • Built in 1990

Offered for \$160,000 or \$1,100/month annual lease

[www.1515PinellasBaywayA11.com](http://www.1515PinellasBaywayA11.com)

*This Wander Residences/Holiday Island condo is a small package with huge rewards! The coveted wide water view will make all your tension ease away. Whether you live here full-time, visit occasionally, or rent it out, you'll appreciate the efficient, clean design of this unit. Close to the sparkling pool & spa, this community offers the best of Florida's waterfront lifestyle. Make an appointment to see it for yourself today!*

- Wood-look laminate flooring flows throughout the unit, except for neutral carpeting in the bedroom and living room.
- Galley kitchen features a dishwasher, range, built-in microwave, refrigerator, pantry storage and an under-counter washer/dryer.
- Casual dining counter extends the kitchen into the dining room.
- Cozy covered balcony features sweeping views of the open water and the boat slips.
- Average electric bill \$50/month. Condo fee is \$358/month.
- 2008 property taxes \$751.58\* with Homestead Exemption

*\*Pinellas County Property Appraiser indicates 2008 taxes would be \$2,926 or \$3,770 without Homestead Exemption.*



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Sharon

Tami

Rob

## ROOM DIMENSIONS:

Living Room: 12'-10" x 12'-4"

Dining Room: 9' x 11'-6"

Kitchen: 6'-8" x 12'-2"

Bedroom: 10'-4" x 10'-5"

Take a visual tour of this home and others at [www.ssimms.com](http://www.ssimms.com)

# Holiday Island / Wander Residences

## Community Features



Among the southernmost developments of Tierra Verde, there are lots of things you'll appreciate about this community. Its location on the protected but panoramic waterfront is among the key features. Not part of the Tierra Verde Community Association, there are no extra fees involved. With an extremely flexible rental policy, you can use this condominium in a variety of ways to suit your lifestyle. With its proximity to Ft. DeSoto Park and the Gulf Beaches, this is Florida waterfront living at its finest.

- Large heated pool and spa, fenced for safety
- Community dock for cookouts & parties
- Boat slips available for \$75/month lease (first come, first served, no waiting list known at this time)
- Secure bicycle storage and storage lockers on ground floor of recreation building
- Community room, kitchen, fitness room and laundry facilities on main floor of recreation building
- Two tennis courts
- Maximum pet weight 20 lbs.
- No minimum rental restriction
- Maintenance fees include landscaping, pool maintenance, water, sewer, trash collection, basic cable television, building maintenance and insurance, roof and escrow reserves



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