

1095 Hwy A1A #2401

Property Features & Upgrades

Kitchen

- Lacquered cabinets
- Glass mosaic backsplash
- Quartz countertops
- Walk-in pantry

Exterior & Windows

- All new windows and doors
- Gutters installed in 2020
- Manual shutters (all operational)

Living Areas

- Electric
- ~~Gas~~ fireplace
- Carpeted flex room that could be used as an office

Primary Suite

- Private balcony access
- Two closets with mirrors
- Freestanding soaking tub
- Dual vanities
- Glass shower with rain head and bench

Powder Room

- Shiplap accent wall

Laundry Room

- Elevated front-load washer/dryer setup

- Quartz counters
- Cabinets
- Utility sink

Mechanical

- Two hot water heaters
- Two A/C units

Guest Bedrooms

- Guest bedroom with carpet and ensuite bathroom featuring a rain shower
- Second guest bedroom with carpet, ensuite bathroom, and west-facing balcony
- Balcony has staircase access to the front of the building

Additional Features

- Faucet under sink connects to a hose for cleaning balconies and shutters
- Balconies/shutters can be cleaned every other Tuesday
- HOA: **\$1,100/month** (includes hot water fees)
- **2 side-by-side garage spaces**
- ~~Neighbor is leasing one of the parking spaces through 2028~~
- Being sold **fully furnished**, excluding artwork
- **3 ensuite bedrooms plus a flex space/office**

If you'd like, I can also turn these into the same polished, branded PDF format we've used for your previous listing presentation notes, complete with Carpenter Kessel-style headings and professional formatting.