

1101 Pinellas Bayway S #206, Tierra Verde FL 33715

Three-Story Tierra Sails Townhome
3 Bedrooms / 2.5 Baths / Tandem Garage
2,094 sq ft / Built 1995
www.TierraSails.com

INTERIOR FEATURES

- End/corner unit offers more light / windows
- Exceptionally wide staircase
- Main living area is open plan with kitchen open to living & dining space
- Custom travertine stone wood-burning fireplace with historic farmhouse mantle
- Hardwood flooring throughout main living level (Armstrong Artistic Timbers plank)
- Sliding doors to screened balcony with sneak peek of community pool
- Dining area with dramatic pendant lighting
- Kitchen features granite countertops, triple basin sink, stainless steel appliances, built-in office desk area, ceiling fan
- Powder room adjacent to living area
- All bedrooms are on the third floor with a ceramic tile landing area
- Third floor laundry closet with front-loading LG washer & dryer (which convey)
- Additional hall linen closet
- Primary bedroom suite features oak flooring, dual closets
- Primary bath features shower and separate whirlpool tub, water closet, new sinks/vanity & counters 2025
- 2nd & 3rd bedrooms are carpeted
- Hall bath features a shower, new sink/vanity 2025
- Downstairs (garage level) lanai enclosed approx. 2 years ago

SYSTEMS / MISC

- All new plumbing/piping throughout (Dec. 2024)
- Brand new dishwasher
- All main living level lighting is LED
- Front & back garage level doors are hurricane rated, approx. 2 years old
- Tandem garage with automatic door opener can accommodate 2 cars, floor finished with H&C Concrete Epoxy Clear Shield coating
- Water heater approx. 4 years old, 51 gal
- HVAC 13.5 years old, 3 ton (compressor on ground level deck outside back door)
- Wired for First Alert security system but not currently in use

COMMUNITY FEATURES

- Roofs just replaced (Dec. 2024)
- Exterior painting done 2023
- Community pool
- Ample guest parking (parking & driveways repaved & sealed 2023)
- Boat slips are privately owned but sometimes available for rent
- Tierra Sails Homeowner's Association, managed by Lamont Management, 727-360-3644 (Jessica Pappalardo, CAM, direct 813-377-2593, jessica@lamontmanagement.com)
- Application required, \$50
- Pets are allowed, 2 maximum, 30lb weight limit
- Rentals are allowed, 30 day minimum

CARRYING COSTS

- HOA fee \$749.00/month includes water, trash collection, flood insurance, all grounds and pool maintenance
- Homeowner's insurance \$3,636/year
- Average electric \$170/month (Duke Energy)
- Pest control \$35/month (Emory Brantley & Sons)

NEARBY ASSETS / NEIGHBORHOOD INFORMATION

- Relaxing "island feel" community
- Directly across the street from "downtown" Tierra Verde, including Billy's Stone Crab, Seaworthy (by the owners of popular Brick & Mortar) and Philadelly, among other shops, restaurants & entertainment
- Nearby boat club with high & dry boat storage
- Easy access to Fort DeSoto Park - beaches ideal for sunrise & sunset views
- Mandatory membership in Tierra Verde Community Association \$80/year

The Tierra Verde Community Association is an active and well-run organization that advocates for and maintains the aesthetics of Tierra Verde common areas, including the Bayway median areas and the island recreation center with a Little League field, children's playground, tennis and pickle ball courts. In the past, they have coordinated the application process for and ultimately received state and federal grants for beautification projects that upgraded the landscaping and vegetation in those common areas. Their advocacy, on-going maintenance and upgrading of common areas adds to the environment and quality of life on the island.

STORM-RELATED MISC.

- Roughly 2" of water in the garage and lower level entryway; remediated immediately
- No water intrusion in any living areas
- Balcony screens were torn (now replaced)