

**1548 Stickney Point Road, 503**  
**Feature Sheet & Copy**

- Remodeled and Updated
- Direct Intracoastal Waterway Views
- Living Space A/C: 1,383sf
- Bonus Room Cabana (with A/C): 218sf
- Outside Patio Ground Floor: 25sf
- Enclosed Garage: 368sf
- Covered Carport
- Deeded Boat Dock 27ft with Water, Electric, and Lighting
- All Windows Impact Glass New 2006
- Hurricane Shutters for French Doors on Balcony
- All Windows have Bermuda Wood Shutters
- A/C outside condensing unit replaced in 2011
- A/C inside air handler unit replaced in 2011
- Designer Fans in Each Room – Eight Total
- Front Balcony Tile Floor
- Foyer Entry Tile Floor
- Beach Access No. 12 just a Half-mile away:
  - 12-Minute Walk
  - 4-Minute Bike Ride
  - 2-Minute Drive
- Rentals: Minimum 30 Days, 12 Times per Year
- Pets: Maximum of 2, 75lbs or Less

## **Kitchen**

- Tile Floor
- Granite Countertops with Tile Backsplash
- Custom Wood Cabinetry – Cream with Pewter Pulls
- Stainless Steel Double Sink with Garbage Disposal
- Stainless Steel Refrigerator, Range/Oven, Microwave, Dishwasher
- Crown Molding Triple Above Cabinets
- Kitchen opens to great room w/direct views out to I.C.W.
- Breakfast Bar

## **Laundry Room**

- Off Kitchen
- Stacked Kenmore Washer/Dryer

## **Great Room (Living & Dining Combo)**

- Maple Wood Floors
- Wood Burning Fireplace w/Marble and Wood Surround/Mantle
- Built-in Wood Cabinetry painted white
- Along south wall lower storage
- Cupboards and upper bookshelves
- French Doors with sidelights open to Enclosed Balcony Overlooking I.C.W.
- Crown Molding throughout
- Large space, bright and open with many windows

## **Balcony/Lanai**

- Tile Floor
- Enclosed with sliding glass doors
- Spiral Staircase to Ground Level

## **Master Bedroom**

- Maple Wood Floors
- French Doors open to Balcony
- Double Closets with Floor to Ceiling Mirrors on one side

## **Master Bath**

- Tile Floors
- Large Shower
- Jacuzzi Tub
- Wood Cabinetry with Granite Tops
- Designer Marble Raised Sink
- Lots of Storage Cabinetry

## **Second Bedroom**

- Carpet Floors
- Closet
- Crown Molding
- Double Door Entry

## **Second Bathroom**

- Tile Floor
- Walk-in Shower
- Medicine Cabinet
- Cultured Marble Top and Sink

## **Cabana - Ground Floor**

- Tile Floor
- Air Conditioned
- French Doors open to Patio and I.C.W.

## **Patio**

- Paver Area for Table
- Palm Trees and Landscaped
- BBQ Area

## **Garage**

- 1-Car Garage, Enclosed, with Cabana Room leading out to Patio and Waterfront
- Finished Storage Cabinets
- Carport with 1 Space for Parking
- Guest Parking Available



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