



**County:** Pinellas  
**Ownership:** Fee Simple  
**Annual Expenses:**  
**Annual Net Inc:** 30,000.00  
**Total Units:** 2  
**Building Name/#:**  
**Total Num Bldg:** 1  
**Style:** Duplex  
**Property Description:** Corner Unit  
**Property Condition:** Completed  
**Builder Name:**  
**Builder Model:**  
**Builder License Number:**  
**Lot Features:** Corner Lot, Flood Insurance Required, Flood Zone  
**Lease Terms:**  
**Total Annual Assoc Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Active  
**List Price:** \$599,900  
**LP/SqFt:** \$576.83  
**Year Built:** 1946  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0  
**New Construction:** No  
**Proj Comp Date:**  
**Permit Number:**

This duplex was built to "Hurricane House" standards in 1946, the building includes 2x6" ceiling joists, spaced 16" apart, load bearing walls throughout, 1" roof sheathing boards, reinforced concrete/metal sheet ceilings, and lathe and plaster wall coverings (no drywall). At the corner of 147th Ave and 1st Street, in the 32 years of our occupancy by current owners, no storm water levels ever crossed 1st Street or reached the building. By sandbagging the 4 doors of the building, the water level would have to rise over the window ledge height before any entered the building. Sandbags are stored in the full access attic, which has a metal pull-down for ease of accessibility. 4 Individual A/C units are installed in the walls (not the windows) above the floor and window ledge levels to insure survivability and use when the water levels rise. Being a full access attic, it is available for temporary occupancy and to store emergency equipment as well: sealed, non-perishable food supplies, camping stove, propane fuel tanks, etc. If the water were to rise excessively, the attic provides an escape area, and 2 vent screen openings on the dormers could provide for boat or helicopter evacuation. Additionally, a Ham Radio antenna system (G5RV) is installed in the attic, which allows for connection to a Statewide Amateur Radio Network (SARNET) which provides radio contact to all 67 Counties in Florida. When the local "Cell" towers fail, the battery powered radio system is still operational. The radio antenna system connection is also available in the 6x12' Smithbuilt shed located on the patio and a worktable and shelves provide for radio equipment, tool, and antenna storage. A 3500-watt Champion generator is also in the shed, to provide backup power when fuel is still available. A/C: 4 Individual Window Style Units, mounted approx. 4Ft above floor level. 2 Bedrooms, 2 Full Baths, Ceiling Fans, all rooms (8), 2 Refrigerators, 1 Full Range, 1 Cooktop Range, 1 Washer, Rugs, Tiles, & Vinyl, 2 Kitchen Tables, 2 Double Beds, 1 Hideaway Bed/Sofa, 2 Single Beds, 1 Lazyboy Lounger, 2 TV Wall Units, 1 Stressless Lounger, 2 Dressers w/ Drawers, 2 Coffee Tables, Ext Construction: Concrete Block, Slab, Al Siding. An ideal rental income duplex, it includes a driveway area on both sides to accommodate up to 4 cars in a "parking space at a premium" area. A 15'x40' concrete patio area provides great grilling and outdoor gathering space. Separate electric meters are installed to accommodate separate billing for utilities. On a corner lot, located 1 block from Gulf Blvd, with full beach access, and 17 blocks away from famous John's Pass Village. Full bus and trolley services are available. Improvement Features Include: 2023: New 38 gal. Rheem hot water heater (\$1600), 2018=Patio and driveways resurfaced (\$2100), 2014=New fiberglass roof shingles (\$7300), 2007=2 Electric panel boxes upgraded (\$2000). 2005=Both bathtubs resurfaced with acrylic liners (\$1000 each), 2000=Total sewage line replaced (\$2300), 1996=20 exterior windows upgraded/ replaced. Beach access is very near the duplex - just across Gulf Blvd. (very close). Zero scape landscaping.

**Beds Total:** 2      **Baths Total:** 2

	<u>Units</u>	<u># Beds</u>	<u># Baths</u>	<u># of Units</u>	<u># Occupied</u>	<u>Expected Rent</u>	<u>Sq Ft Heated</u>	<u>Garage Spcs</u>	<u>Garage Att.</u>
Type: <b>1 Bed/1 Bath</b>		1	1	1	0	\$2,000	620		
Type: <b>1 Bed/1 Bath</b>		1	1	1	0	\$2,000	620		

**Land, Site, and Tax Information**

**Legal Desc:** SUNNY SHORES LOT 12 & NE'LY 7FT OF LOT 11

**Lot Dimensions:**

**Lot Size Acres:** 0.08

**Lot Size:** 3,424 SqFt / 318 SqM

**SE/TP/RG:** 09-31-15

**Zoning:** R2

**Section #:** 09

**Subdivision #:**

**Future Land Use:**

**Block/Parcel:** 1

**Tax ID:** 09-31-15-87048-000-0120

**Zoning Comp:**

**Front Exposure:**

**Taxes:** \$4,676.00

**CDD:** No

**Tax Year:** 2023

**Lot #:** 12

**Homestead:** No

**Auction Type:**

**Plat Book/Page:** 24-15

**Alt Key/Folio #:** 31-15-09-87048-000-0120

**Flood Zone:** AE

**Other Exemptions:**

**Subdivison Name:** SUNNY SHORES

**Development:**

**Additional Parcel:** No

**# of Parcels:**

**Subdiv/Condo:**

**Water Frontage:** No

**Additional Tax IDs:**

**Water Access:** Yes-Gulf/Ocean to Bay

**Waterfront Ft:** 0

**Water View:** No

**Water Name:**

**Water Extras:** No

### Interior Information

**Heated Area & Source:** 1,040 Public Records  
**A/C:** Wall/Window Unit(s)  
**Fireplace:** No  
**Heat/Fuel:** Space Heater  
**Water:** Public

**Total Area & Source:** 1,322 SqFt / 123 SqM 1,322  
**Flooring Covering:** Carpet, Ceramic Tile, Linoleum  
**Laundry Features:** Outside, Washer Hookup  
**Security Feat:**  
**Sewer:** Public Sewer  
**Furnishings:** Furnished

**Interior Feat:** Ceiling Fans(s), Eating Space In Kitchen  
**Appliances Incl:** Electric Water Heater, Refrigerator  
**Utilities:** Cable Available, Sewer Connected, Water Connected  
**Individually Metered:** Cable, Electric, Internet

### Exterior Information

**Other Structures:** Shed(s), Storage  
**Pool:** None  
**Garage:** No      **Gar Spcs:**      **Attached:** No  
**Carport:** No      **Carport Spcs:**  
**Garage/Parking Features:** Driveway, Ground Level, Guest Parking  
**Ext Features:** Outbuilding  
**Foundation:** Slab  
**# of Water Meters:** 2  
**Road Surface Type:** Paved  
**Road Responsibility:** Public Maintained Road

**Ext Construction:** Block, Concrete  
**Garage Dim:**  
**Roof:** Shingle  
**Assigned Spcs:** 4

**# of Electric Meters:** 3

### Community Information

**Community Features:** Gated Community - No Guard  
**Comm/Assoc Water Feat:** Water Access  
**HOA / Comm Assn:** No  
**Master Assn/Name:** No

**Master Assn Fee:**  
**Condo Fees:**  
**# of Pets:**

**Master Assn Ph:**  
**Monthly Condo Fee:**  
**Pets Y/N:** Cats OK, Dogs OK

**Pet Size:**

**Additional Lease Restrictions:** A tenant has to fill out a form for the city of Madeira Beach. Please call them to verify any additional information. There is a 3 month minimum lease required by the City of Madeira.

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