

# 309 Piper Blvd. #103

## ISLAND MOORINGS VILLAS



## WATERFRONT CONDO

Fabulous waterfront living! Gated community adjacent to Mustang Beach Airport—come by land, air, or sea! Three bedrooms plus bonus space, three full baths, covered decks upstairs and downstairs. Large garage & tons of storage for all your beach gear and golf cart! Lots of covered outdoor living space plus a 50' floating dock! Ground level has kitchen, dining, and living room overlooking the marina and channel, oversized two-car garage, laundry room, guest bedroom, and guest bath. Second floor has bonus space, guest bedroom with guest bath, storage, and master suite with access to balcony with beautiful water views. Ideal location with golf cart access to beach, shops, Palmilla Beach golf course, dining, and more! Exterior including roof, siding, windows & doors were all recently replaced. Beautiful beach home at a super value! All furnishings in property convey. 1,964 sq. ft. + bonus room. HOA dues: \$1,842.50/qtr + IMCIA, Airport & Channel HOA dues @~\$1,200/yr

## DON'T MISS THE BOAT! \$835,000

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