

# 632 Marlin Azul



Heated pool with Daja sunning edge!

Gulf Views from Roof Top Deck!

View from the roof top deck!

**\$145k/yr Rental Projections!**

**GULF VIEW 6 BEDROOM STUNNER WITH HEATED POOL**  
 in chic El Pescador! High-end home features SO MANY extras! Reverse floor plan w/ huge living/dining/kitchen & 4 bdrms/3.5 baths up, & 2 bdrms/1 bath down. Island kitchen boasts 3 ovens, gas range, wine fridge, instant hot water, raised counters, stainless appliances, granite counters & farmhouse sink. Butler's pantry has 2nd wine & full fridge. Upstairs are 2 deck-



access masters w/ensuite baths, 2 guest bdrms w/Jack & Jill bath, & guest half bath. Largest master has tiled shower w/heated seat & soaker tub in bath + bonus laundry. Huge rear great room opens to shaded deck accessing pool down or Gulf-view roof top deck up! Downstairs are 2 more bdrms, pool-access bath, twin 14' BOAT garages & 2nd laundry w/chute. Fridge, kegerator + outdoor bar keep pool guests happy. Quality built in 2018 w/closed cell foam insulation, on-demand hot water, smart home wifi-enabled stereo, water shutoff & locks, more! Golf-cart access & blocks to beach for top income potential!

*More details On The Back!* →

**\$899,000**

2019 taxes \$9650 3596 square ft.



Master Bedroom with ensuite bath



Second Master bedroom also with ensuite bath



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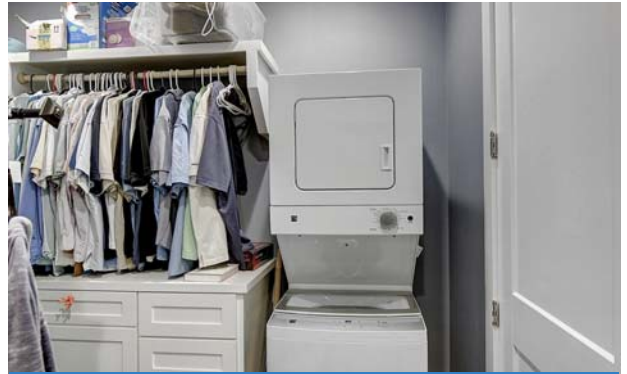
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This information is believed to be accurate at time of printing but cannot be guaranteed. Price, taxes, square footage, fees & availability are subject to change & cannot be guaranteed.

## 632 Marlin Azul List of Upgrades

- ◆ Heated Seat in M1 shower
- ◆ Kick Lighting in Kitchen, M1, M2, J&J
- ◆ 2x6 framing with extensive extra strapping and OSB Sheer walls
- ◆ Closed cell foam insulation
- ◆ While house dehumidifier
- ◆ Laundry chute
- ◆ Smart Home technology including wifi door locks, plumbed for water shutoff
- ◆ wifi boosters throughout
- ◆ Whole house stereo system operable from phone app
- ◆ Custom tile showers
- ◆ Exterior house wrap with roofing membrane material
- ◆ Stainless nails and flashing
- ◆ Whole house on-demand recirculating hot water heater
- ◆ Instant hot water dispenser at kitchen island
- ◆ Plumbed for commercial ice maker in downstairs back foyer (next to pool access)
- ◆ Yard almost 100% xeriscaped, so virtually no yard maintenance expense



*Bonus 2nd laundry in 1st master closet!*



*3rd bedroom of 6*



*4th bedroom of 6*



*5th bedroom of 6*



*6th bedroom / unfurnished*