

BEACHWALK TOWNHOMES

A Condominium

213 81st Holmes Beach

**2 blocks
from the
beach!**



For More Information:

Bob Fittro – Realtor 941-778-0054

Island Real Estate

6101 Marina Drive

Holmes Beach, FL 34217

941-778-6066

BEACHWALK TOWNHOMES

A Condominium

A Neighborhood of Four New Homes
Rare New Constructions
Reserve Early!

A Short Walk To The Beach

213 81ST Holmes Beach, FL 34217

3 BEDROOMS - 2 1/2 BATHS
2030 SQUARE FEET OF HEATED AND AIR CONDITIONED SPACE
3092 SQUARE FEET UNDER ROOF



Association Front Landscaping For Your Convenience and Appreciation

- Choose Your Appliances (allowance)
- Elevator Tower Included, Elevator Optional
- Private Deeded Back Yard
- Pool, Spa, Landscaping Options
- Hurricane Large Missile Impact Glass On All Windows

BEACHWALK TOWNHOMES
A Condominium
AWARD WINNING ISLAND BUILDER, REED W. MAPES, INC.

Exterior Detailing Enhances Your Enjoyment

Private Deeded Back Yard, Pool Optional
Professionally Designed Tropical Landscaping
High Quality Aluminum Lamposts
Brick Paver Driveway
Water Efficient Automatic Sprinkler System
Steel Reinforced Concrete Footers
Vinyl Fascia Soffits And Siding
Large Screened Lanai
Exterior Weatherproof Electrical Outlet
Municipal Water And Sewer Systems
All Permits And Impact Fees Included

Safety Features For Your Piece Of Mind

Engineered Hurricane Truss Anchors
Engineered Roof Trusses for Maximum Security
Hurricane Large Missile Impact Glass On All Windows

Energy Saving Appointments

R-19 Exterior Wall Insulation
R-30 Insulation In Ceiling
High UV And Heat Efficiency Tinted Windows
50 Gallon Quick Recovery Water Heater
Energy Efficient A/C And Heat Pump
Soffit Venting For Circulation In Attic Space
Ventilated Closet Shelving Systems
Tinted Sliding Glass Doors To Lanai
150 AMP. Electrical Service Panel
5 White Ceiling Fans Installed

Richly Detailed Interiors

Skip Troweled Ceilings
Bath Exhaust Fans Vented To Outside
Front Door Chime
9 Foot Ceilings On Main Level
1 3/8" Classique Interior Doors
Colonial Wood Trim With 3 1/4" Baseboards
Antique Brass Lever Door Handles
Spanish Knockdown Ceiling Finish
Radius Drywall Custom Cornerbeads
Orange Peel Wall Textures
Elegant Wood Window Sills
Walk In Closets
Window Seats In Certain Models
Complete Central Vacuum System, Including Vac Pan
Semi Gloss Paint Finish On All Interior Trim

Garage

Two Car Garage
Two Remote Controllers For Garage Door
Overhead Garage Door With Window Panels
Stained Garage Floor with Choice Of Colors
Textured And Painted Garage Walls
1/2 HP Deluxe Garage Door Opener
380 Square Feet Of Storage On Garage Level

Tastefully Appointed Kitchens

Designer Moen Chateau Kitchen Faucet
Solid Surface Counter Tops With Cast Iron Sinks
Large Kitchen Pantry
Dramatic Recessed Lighting Per Plan
White Windsor II Kitchen Cabinet By Avon

Elegant Baths

2 1/2 Baths Total
Raised Panel Cabinet Doors By Avon
Separate Tub And Shower In Master Bath
Deluxe Italian Tiled Wet Walls
Tub Shower In Guest Bath
Ceramic Towel, Soap And Toilet Paper Holders
Mirrored Medicine Cabinet
Glass Doors on Master Bath Shower
Laminated Counter Tops W/Drop In China Sinks
Double Sinks In Master Bath
Elongated Commodes
Full Width 42" High Mirrors
36" High Bath Vanities

Features To Enhance Your Comfort And Safety

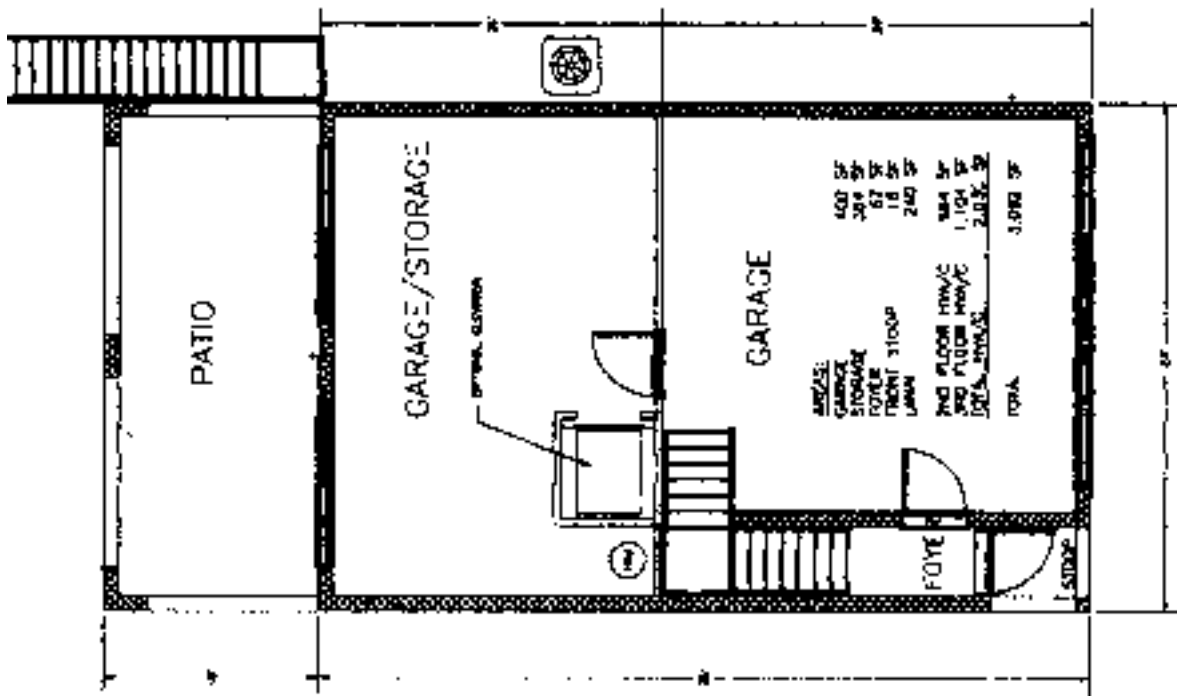
Elevator Tower Included, Elevator Optional
Custom Light Post At Each Driveway
Deadbolt Lock On Exterior Swing Door
Designer Styled rocker Light Switches
GFI Protection In All wet Areas
Air Conditioning In Walk In Closets
Interconnected Smoke Detectors
Baroque Brass And Glass Entry Door System

Holmes Beach Features And Amenities

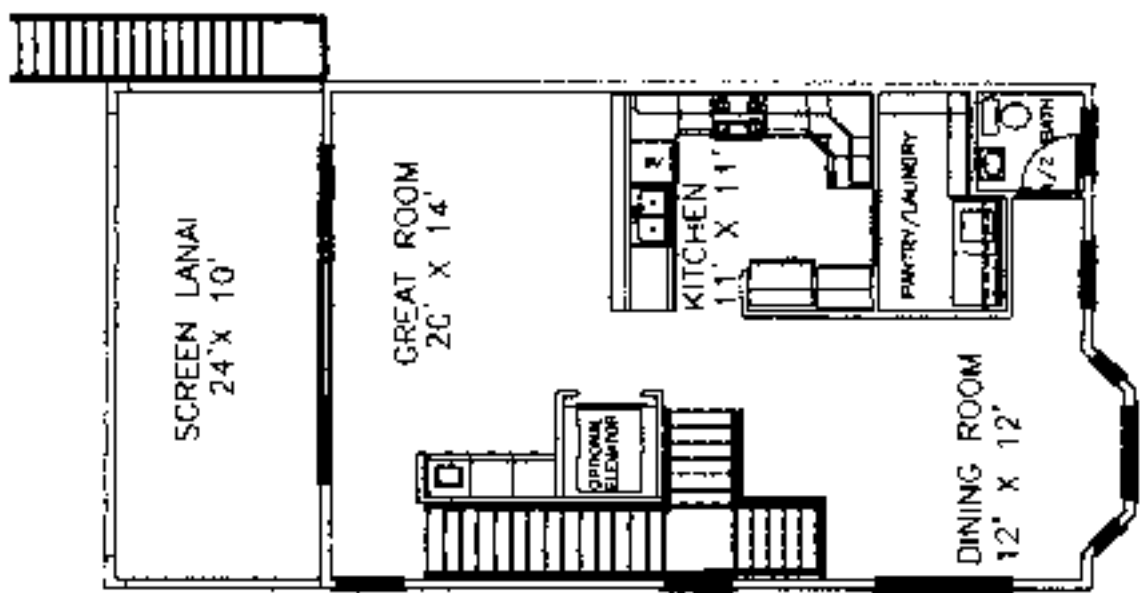
Short Walk To Miles of White Sand Beach
10 Restaurants Within 2 miles
3 Miles To Major Grocery And Drug Store
2 Miles To Anna Maria Fishing Pier On Tampa Bay
Friendly Holmes Beach Neighborhood
Quiet Residential Street

Note: The Developer reserves the right to make substitutions of at least equal quality for features, materials, and equipment itemized herein.

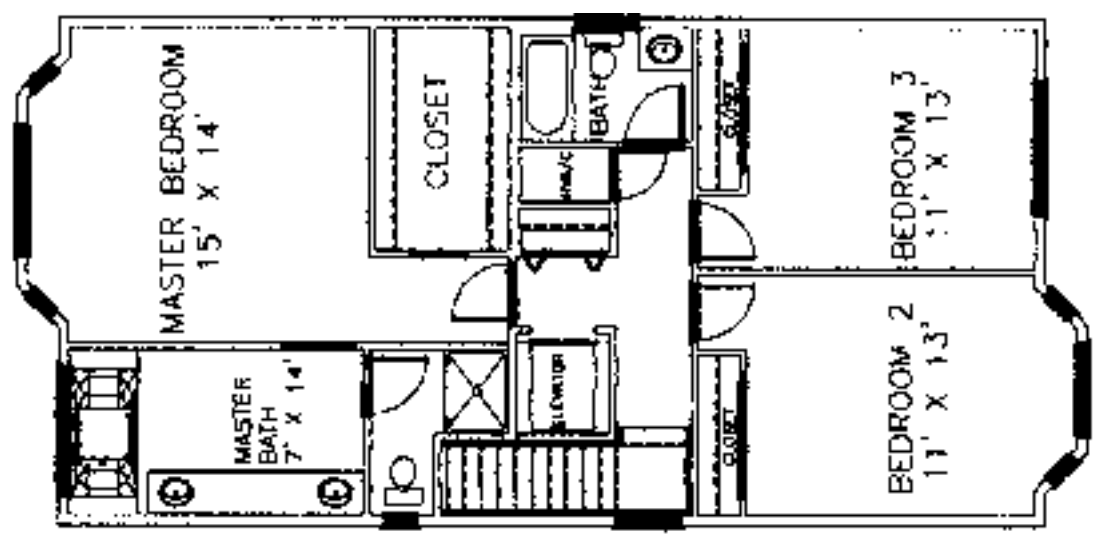
ORAL REPRESENTATIONS CANNOT BE RELIED UPON AS CORRECTLY STATING REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THIS BROCHURE AND TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE.



1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR

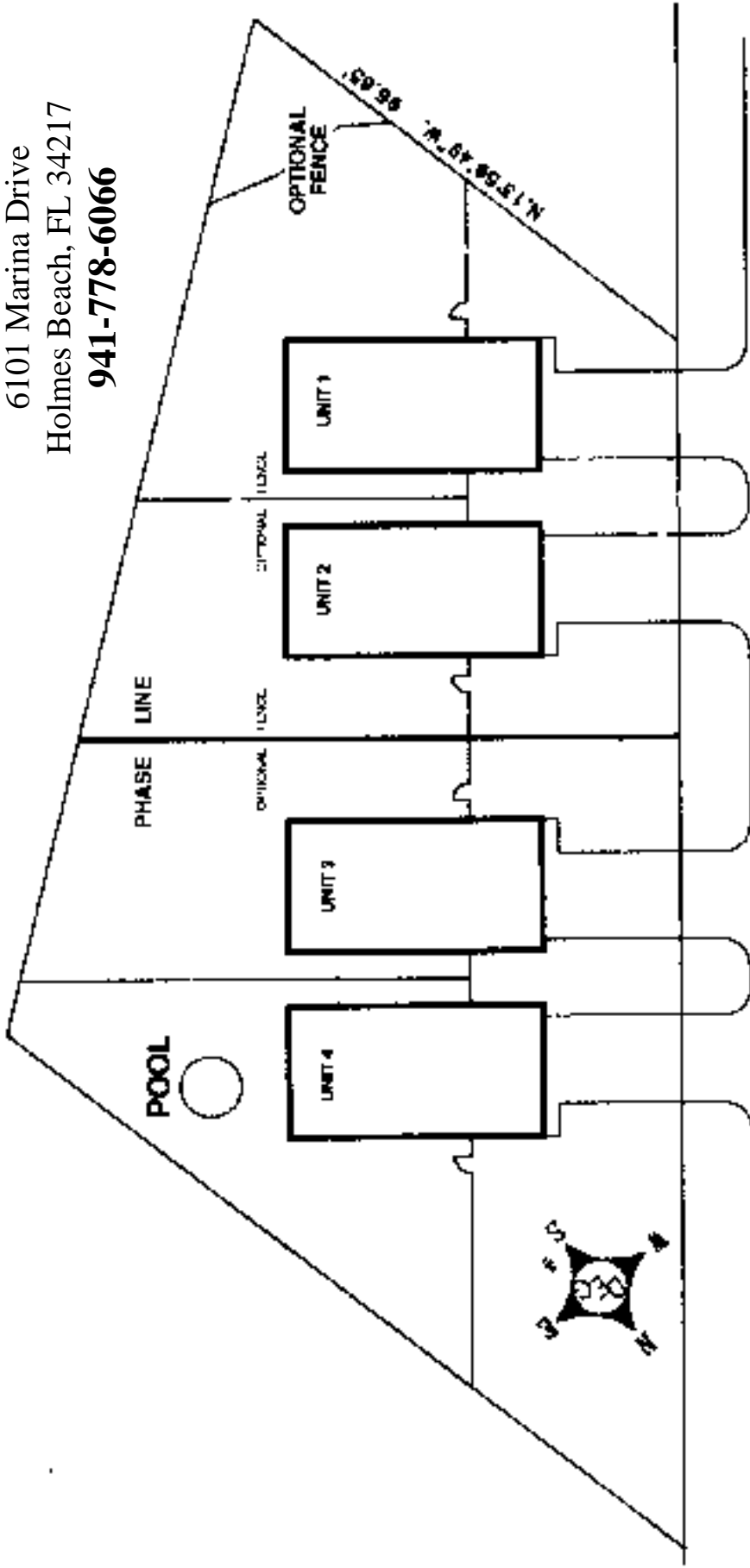
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81st Street

BEACHWALK TOWNHOMES

Unit 3

\$459,900

A Condominium

\$434,900