

OWNER-AGENT

# COPACABANA BEACHSIDE HOME

## 3040 Carioca Court

Offered at:  
**\$369,000**

**FANTASTIC VIEWS OF THE GULF!**



- 3 BEDROOMS; 2 1/2 BATHS
  - Oversized Master Suite w/Custom Framed Windows
  - Master Bath: Double Sinks, Ig Shower & Jacuzzi , 4x9 Glass Block Window, Skylight
  - Large Private Deck off Master Suite
- RECREATION/POOL ROOM(or 4<sup>TH</sup> Bedroom)
  - Faux Painted Walls
  - Custom Wood Ceiling
  - Redwood Stained 9 ft Wall Unit
- KITCHEN: Completely Remodeled 2010
  - Granite Counter Tops
  - Stainless Steel Appliances, All Remain
  - New Oak Cabinets, Stained Glass Panel
  - Large Pantry
- DINING AREA with Custom Wet Bar
- GREAT ROOM: 19.5 ft Vaulted Ceiling
  - Stone/Granite Fireplace w/Heatilator Elec Switch Operated, Gas Flames
  - Custom Framed Windows
  - Sculptured walls (through out the house)
- LARGE UTILITY WASHER/DRYER ROOM
- SPACIOUS ATTIC STORAGE AREA
- FLOORING: Porcelain Tile, Laminate Wood & Stainmaster Carpet (New, December 2010)
- 2 SEPARATE CENTRAL A/C & HEAT UNITS- High eff. 14+ Seer rated (July 2009)
- 120 SF STORAGE ROOM
- STAINED GLASS FRONT DOOR
- WINDSTORM STORM SHUTTERS
- NEW WATER HEATER (December 2010)
- WINDSTORM APPROVED WINDOWS



**HOUSE SPECS:**

LEGAL: Lot 6, Blk 2, Copacabana By The Sea Subdivision

MAINT FEE: Voluntary HOA, \$150/yr

ROOF: Architectural (October 2008)

APPROX. SQUARE FOOTAGES:

Home.....	2160
Garage.....	347
Decking.....	744
1-Lot, 0.50 acres .....	21780

6" WALLS, BEACH SIDE  
BLOWN IN INSULATION  
FEMA, A-ZONE  
HARDIE BOARD SIDING

**### Prices, terms & property updates are subject to change without notice**