MANGROVE BAY REALTY
Licensed Real Estate Broker

Recent home upgrades and facts for listing

Address: 231 Nautilus Way, Treasure Island, FL 33706

Quick Home Facts

- **Roof Installed (month / year):** July / 2019
- **AC Installed (month / year):** Nov / 2024
- **Water Heater Installed (Year):** 2025 Tankless
- **Electric Panel (Year Installed or age):** 2025
- **Is there a well or sprinklers on the property:** HOA maintained
- **Pool liner last resurfaced (Date):** HOA community Pool
- **Any leased items (Water softener, solar panels, Security system, etc.):** Nothing leased
- **Is there a current termite warranty/service:**

Recent Home Upgrades

Examples (Appliances, Kitchen, additions to the home, pool, windows, flooring, hurricane shutter, fences, garage door, etc.)

Roof includes has SWR (secondary water barrier) and hurricane clips.
All Pella Hurricane impact Windows and slider.
All new Monogram kitchen appliances include a convection oven and induction stove.
Bathrooms, Kitchen, and plumbing all updated in 2024/2025
Garage door opener new 2025
Generator hook up plug added to downstairs electric panel.
All new porcelain tile floors upstairs

Any additional home facts the sellers would like to share that are not mentioned in the Seller's Property Disclosure:

$744 monthly Condo fee includes: Community Pool, trash, water, sewer, cable, Internet, exterior maintenance, building insurance, roof, and exterior pest control.