



**Price: \$749,900**

**MLS Number: F10538455**

**Condo / Town Home**

**4505 S Ocean Blvd Unit 805, Highland Beach, Florida 33487 USA**

**Beds: 2**

**Baths: 2**

**Taxes: \$7,641**

**Living Area: 1,100**

**Unit: 805**

**HOA Fees: \$1,428**

**Waterfront: YES**

**Year Built: 1974**

**Community: 45 OCEAN CONDO**

**Subdivision: 45 OCEAN CONDO**

# ABOUT THIS PROPERTY

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Breathtaking ocean views in this remodeled 2-bed/2-bath condo at desirable 45 Ocean. Enjoy private balcony w/southern exposure to sounds of waves & fresh sea air. 45 Ocean is a certified bldg. All concrete restoration complete & assessments fully paid. The spacious primary bedroom has 2 closets and multi-use walk-in, full bath w/tub and glass doors. The second bedroom has own full bath, shower w/glass doors, walk-in closet. The room is flexible w/white, shuttered sliding wall to create option for open flow into the modern open-concept living space—ideal for guests or a home office. White shutters for and sliding doors. Investor-friendly: Rent immediately min. 3 months (1X each 12 mths);perfect for full-time or seasonal living, and investment opportunity. Pet friendly w/ allowing up to 15 lbs.

## FEATURES

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|-------------|----------------------------------------------------------------------------------------------------------------------------|
| Community:  | Community Laundry Facilities, Community In-door Swimming Pool, Picnic Area(s), Community Sauna(s), Extra Storage Available |
| Energy:     | Storm Windows                                                                                                              |
| Flooring:   | Tile Flooring                                                                                                              |
| General:    | Elevator(s)                                                                                                                |
| Heat/Cool:  | Central Air Conditioning                                                                                                   |
| Inclusions: | Electric Range and Oven, Self-cleaning Oven, Microwave Oven, Cooktop Range, Disposal, Dishwasher, Refrigerator             |
| Interior:   | Walk-in Closet(s)                                                                                                          |
| Rooms:      | Living/dining Room Combination, Eat in Kitchen                                                                             |
| Scenery:    | Ocean View, Ocean Access, Ocean Frontage                                                                                   |
| Style:      | Highrise                                                                                                                   |

PROPERTY  
LOCATION

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