



Price: \$270,000

MLS Number: RX-11090886

Condo

813 Hummingbird Way Unit 7a, North Palm Beach, Florida 33408 USA

Beds: 2

Baths: 1

Living Area: 850

Unit: 7a

Total Units: 8

HOA Fees: \$525

Waterfront: YES

Year Built: 1974

Subdivision: EARMAN VILLAS CONDO

ABOUT THIS PROPERTY

Experience the ultimate coastal lifestyle in this beautifully updated 2-bedroom, 1-bathroom condo located in the desirable Earman Villas along the scenic Earman River, this residence offers ocean access with NO waitlist for Boat Dock Slips, making it a dream for anyone looking for an opportunity to own a piece of paradise in one of South Florida's most sought-after boating communities in the Village of North Fort Myers. Live Under the Sun! Furniture Included! Great Seasonal Retreat! Another major advantage at Earman Villas is that 2-story condos are exempt from the new SIRS mandate. "SIRS-Exempt" 2024 Roof Replacement 2020 HVAC Complete system 2019 Water Heater

FEATURES

Community:	Community Boat Facilities
Construction:	Concrete Block Stucco
Exterior:	Balcony
Financial:	Lease Option
Heat/Cool:	Central Air Conditioning, Central Heat
Inclusions:	Electric Range and Oven, Stove, Cooktop Range, Dishwasher, Ice Maker Line, Refrigerator, Clothes Washer, Range and Oven
Lot:	Sidewalk
Parking:	2 Parking Places, Assigned Parking
Scenery:	Ocean Access, Swimming Pool View



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