



**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

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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

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|---------------|-------------------------------------------------------------------------------------------------------------------------|
| 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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