

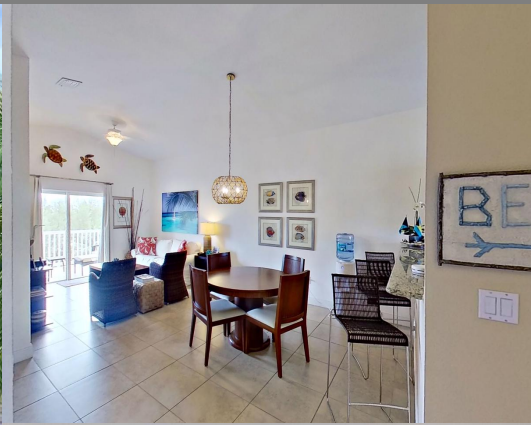
Bimini Bay, Bimini

Condo/Townhouse

REF#45260

**COLDWELL
BANKER** 

LIGHTBOURN
REALTY



SQ. FT.
1,385 sq.
ft.



BEDS
2



BATHS
2

\$235,000

Location: Bimini Bay, Bimini

Amenities: 24-Hour Security, Beach Access, Beach Front, Community Dockage, Community Pool, Hurricane Impact Windows.

Summary: Located in the private community of Bimini Bay, this 2 bed, 2 bath angler unit is in impeccable condition and located on the third floor with a spacious balcony. This is a perfect investment opportunity for a future vacation rental or for families wanting a vacation home. This Angler model comprising of 1,385 sq. ft. is one of the more popular models. The unit is fully furnished and has a great layout with an open floor concept. It has new furniture and appliances and is move-in ready. Lovely granite countertops, new A/C, and stainless steel appliances make it even more attractive.

The monthly maintenance fees are \$1,274.96 and include building insurance, waste treatment plant, common area electric, common area water, monthly pest control services (interior), and mosquito treatment for the property. The HOA fee also covers property management, security, landscaping, trash, pool maintenance, building maintenance (exterior insurance), accounting, administration, internet and one cable box.

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