

Great Gulf Views, Private Pool, 100' Dock: Perfect Second Home and Licensed Vacation Home



Centrally-located in the heart of the Keys just past mile marker 54 in Marathon, Florida, this beautifully furnished and landscaped property features a host of amenities. Near the top of the list: magnificent views of the Gulf of Mexico, comfortable Spanish-style furnishings, decorative tile throughout and a large open kitchen. Best of all, step outside this waterfront home to the sandy shoreline and your own private swimming pool.

The 4-bedroom, 4 bath home has two master suites, both with queen-size beds, private baths and private access though French doors. The third bedroom, also with a private bath, features a queen-size bed. The fourth bedroom has a full-size bed.

The fully-equipped open kitchen includes a side-by-side refrigerator, dishwasher, microwave, small appliances, dishes, utensils and cookware. Bedrooms and bathrooms include all linens and towels.

Water enthusiasts can choose between kayaking, snorkeling around the 100-foot private dock or lounging at the swimming pool. Decks with patio furniture overlook the sandy shoreline. A six-foot cedar fence provides privacy.

This turn-key property can be your private getaway or an income-producing vacation rental with a proven track record and vacation rental income of \$112,000/yr.

Offered at \$995,000

Call to arrange your private showing today!

305-304-8733

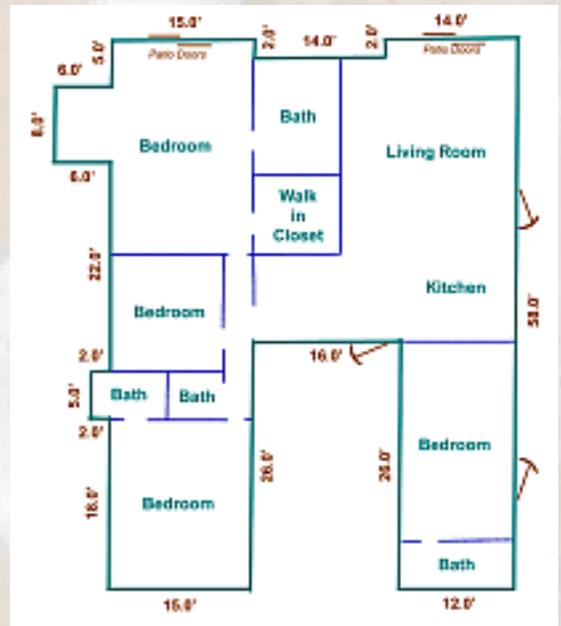
www.IslandsAndWaterfrontHomes.com

Showings 10- 2 on Saturdays



Turn key home or vacation rental with income of \$112,000 per year!

Sellers are easy to work with & will pay brokers 3% commission.





Location: 423 121 st St., Marathon, Florida, Monroe Cty.		Zoning: RL (Residential Low)	Mile Marker: 53.5
Subdivision: Hawaiian Village		Taxes: \$ 5,327/yr. (2014)	Exemptions: None
Area: 17 - Vaca Cut - Both sides Holiday Inn/Key Colony		Waterfront: Yes	Bay/Gulf water view
Rentals: Yes, 7 day minimum		Dock: 100' wood dock	Control depth: 6'
Owner: ABC Homes LLC	Terms: Negotiable	Poss: Contractual Agreement	
Style: Single Family	Roof: Tar/Gravel	Construction: CBS	Sq. ft.: 2,050
Lot: 0.14 ac. (6,300 sq. ft.)	Year Built: 1961	Interior: Drywall	Floors: Tile
Bdrms: 4	Baths: 4 full		
Util: Cable available; electricity provided by FKEA; water provided by FKKA; public sewer hookup			
Cooling/Heating: Central air conditioning, ceiling fans			
Waterfront: Sandy beach. View of Vaca Cut. Quick access to Gulf of Mexico or Atlantic Ocean.			
Community Amenities: Airstrip, beach, community boat ramp, community dock, access to restaurants and more			
Sleeping Quarters: Two master suites with patio doors; one queen-size bedroom with private bath; full-size bedroom			
Creature Comforts: Satellite TV, DVD player and stereo			
Kitchen: Recently rennovated and fully-equipped with side-by-side refrigerator with in-ddor ice and water, dishwasher, microwave, small appliances, plates, utensils, glassware, pots, pans, etc.			
Bed & Bath: Jacuzzi bath, romantic glass-enclosed shower, towels and linens			
Outdoor (Land:) Gas grill; decks with deck furnrture; 6' cedar privacy fence; Private sandy shoreline.			
Price to Incl: What you see is what you get. All furniture, window coverings kitchen appliances, washer and dryer. Completely turn-key, ready for you to move in or to offer as an income-producing vacation rental.			

**For more information, call Jeanne at
305-304-8733 or
visit www.IslandsAndWaterfrontHomes.com**

Information herein deemed reliable but not guaranteed.

2015 Financials:

Revenue	2014 Revenue	\$ 112,555
	2015 Revenue	112,180
Expenses	Property taxes:	\$ 5,661
	Property insurance	\$ 8,418
	Advertising	\$ 2,085
	Electric	\$ 2,765
	Cable/Internet & Phone	\$ 2,784
	Water	\$ 2,081
	Maintenance	\$ 3,392
	Supplies	\$ 1,000
	Pool/Yard	\$ 1,800
	Licensing	\$ 940
	Total:	\$ 30,926

Net Operating Income:
\$ 112,180 - \$ 30,926 =
\$81,254

Cleaning fee is collect-
ed at \$150/week and
given to the cleaning
person.

