

# BÔVELL



# FOR SALE

## KYD\$988,000

Pending/Conditional

# Omega Dr. Canal Front Duplex



Fantastic investment opportunity! TURN KEY- 2 storey canal front Duplex, one side is configured as 2 Bed/2bath +Den/Office and separate laundry room, offering expansive living space and amazing chefs kitchen, great for entertaining! Immaculately presented with tasteful finishes throughout. The other side is a 2bed/2bath + garage, also tastefully decorated and spacious! Both sides include a screened in porch and have large outdoor decks AND 2 boat docks.

Location: Spotts

MLS: 416887

Built: 1998



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# Omega Dr. Canal Front Duplex

- BBQ
- Dining Area
- Furnished: Yes
- Kitchen
- Microwave
- Porch: Screened
- Stove: Electric
- Water Frontage
- Cable TV
- Dishwasher
- Garage: Yes
- Kitchen area
- Multi-Zone AC
- Refrigerator
- Utility Room
- City Water
- Dock
- Hurricane Shutters
- Living Room
- Oven: Yes
- Sewer
- Washer/Dryer: Yes

## ADDITIONAL INFORMATION

Furnished	Yes	Title	Omega Dr. Canal Front Duplex	Class	Existing
Total # of Units	2	Construction	Block	Land Certificate	Not Issued
Water Frontage	Yes	Floor Level	1	Foundation	Slab

## RUNNING COSTS

Monthly Insurance	CI\$1	Sewage in Maintenance Costs	No	AC in Maintenance Costs	No
Gardening in Maintenance Costs	No	TV in Maintenance Costs	No	Insurance Included in Maintenance	No
Pest in Maintenance Costs	No				

