



Welcome to 18034 Bal Harbour!

2 bedrooms, 2 baths, Study/Loft Space
HOA Fees Include Boat Slip + Access to Tennis Courts, Pool & Marina
1719 sf, 2500 sf lot
Built 1978

Updates & Additions

- All new sheetrock and Sherwin Williams interior paint
- All electrical redone and brought up to code
- New water heater
- New ceiling fans + light fixtures throughout
- 14" of insulation added in attic
- New smart thermostat, ductwork, and exhaust fans
- Other HVAC components replaced prior to current owner's purchase (2017)
- Subway tile backsplash added in kitchen + cabinets freshly painted
- Downstairs bath fully remodeled
- Skylight in stairwell replaced and skylight in kitchen resealed
- Garage roof replaced by HOA in 2020; Primary roof replaced by HOA in 2014
- Waterproof barrier added to foundation
- New pump for koi pond on back patio
- All doors + windows replaced with energy efficient styles by prior owner (2014)

Other Items to Note

- HOA Fee is \$365/mo
- Flood Policy is \$831/yr
- Homeowners Insurance covers entire structure, not just walls-in \$2000/yr
- Exterior siding is hardiplank and is painted every 7 years by HOA