

# 26570 Bay Water # 101

## SPECIAL FEATURES & RECENT IMPROVEMENTS

- Extremely Unique Waterfront Location
  - Amazing location for water sports. The bay is shallow here, you can walk out 500 yards and still be in waist-deep water. It's a great spot for
    - Wade Fishing
    - Bird Watching (year-round birds and thousands of ducks in winter)
    - Kayaking and Paddle Boarding
    - Allowing small children to play in the water
  - There's no other condo building at Pointe West where you can access the water this easily
  - Perfectly oriented for year-round sunset viewing. Most bay water buildings face East and don't get a sunset view from their bay-facing balcony or only see the sunset during certain months of the year
  - First floor provides ease of access to the bay for water sports
  - Very Quiet Location with Great Neighbors – Many of the owners in this building are using their units primarily as second homes and do not rent.
  - 101 Parking spot has space beside it where golf cart can be stored\*
  - Garage storage cage is on the end – you can store two (2) 8-foot kayaks inside and chain a stand-up-paddle board to the end\*

\*this practice is not authorized by HOA per say, but also has not been prohibited to date

- Owners have invested > \$16 K in Improvements
  - Upgraded breaker panel and added whole-house surge protector (approx value \$2500)
  - Replaced 3-ton HVAC system with larger Ruud / 4-ton air-handler and matching 4-ton, 14 SEER Ruud condenser (approx. value \$6,500)
  - Resurfaced the Bay and Beach facing balconies with an attractive decorative and durable polyaspartic epoxy surface (approx. value \$3500)
  - Added a storage closet on the bay facing balcony for fishing gear, beach gear and paddle boards. (approx. value \$1,500)
  - New Dishwasher 2020 (approx value \$550)
  - New Water Heater 2021 (approx. value \$1800)
- Unit has been used primarily as a second home and unlike so many of the condos at Pointe West that are heavily rented, this unit has very low wear
  - Prior owners did not rent unit.
  - Current owners did not rent from 2013 – 2020
  - Unit has only been used for rental during 7 calendar months: May - July 2021 and February, March, June, and July of 2022