

For Sale by Owner



**Sea Brees
36 Olivia Lane
Seacrest FL 32413**

Offered at \$499,900

- 3 bedroom/ 3 bath
- Great Rental History, over \$40k gross rents in 2014
- Selling as furnished and rental ready
- 1500+ sq ft
- Screened in porch
- 2nd story master with private balcony
- New: HVAC, refrigerator, tile in all bathrooms

Great location, close to beach access and pool

CONTACT:

**Diane Dupont
850.832.0390**

**or
Kevin Dupont
850.832.0134**

MAGNOLIA COTTAGES BY THE SEA

Beautiful Cottage Community located along Scenic Hwy. 30A in Seacrest! Deeded Beach Access, Community Pool, Brick Paved Streets, Natural Landscaping with Mature Trees and Foliage! Located at the end of the street which provides additional privacy and parking.

This 2 story home features Walnut Stained Hardwood floors (no carpets), Granite Counters, Barn door style doors throughout, Custom Cabinetry, Great room layout, and large private screened porch is perfect for morning coffee or evenings just hanging out listening to the wind through the trees! Very relaxing home with all the bells and whistles. Second floor features a generous Master Suite that leads out to a full sized covered deck! Perfect for entertaining as well. This charming home comes fully furnished and tastefully decorated.

In 2013, complete new HVAC inside & out system was replaced and has a 10-year parts & labor warranty. Also a new refrigerator was added with a 4-year warranty. In 2010, the cottage exterior was painted with Rhino Shield product and comes with a transferable limited 25-year warranty.

This cottage has a strong rental history that has increased every year and has many repeat renters. Past rental history provided if requested. It is for sale as "rental ready" with linens and all necessary items to put it directly on the rental market.

For more information or additional photos please check out VRBO listing

#29110. [Vrbo.com/29110](https://www.vrbo.com/29110)