

Notable Features

1150 Carlton Court, Hutchinson Island, FL 34949

HOME FEATURES:

- Single residential building with 6 units: four 1 bedroom/1 bath and two 2 bedroom/1 bath
- 4,720 sq. ft. of living area, approximately 5,272 sq. ft. under roof
- Built in 1963; recently completed a comprehensive renovation, offered as a turnkey investment
- All units currently vacant, allowing an immediate lease-up at market rents
- New impact windows
- New exterior impact metal doors with digital locks
- New bathrooms with walk-in showers, vanities, and toilets
- All new laminate LifeProof flooring throughout all units
- All new baseboards and trim
- All new interior doors and hardware, plantation-style bi-fold closet doors
- All new ductwork
- New water heaters

KITCHEN FEATURES:

- New kitchen cabinets with Dolomite countertops
- All new kitchen appliances

OUTSIDE FEATURES INCLUDE:

- ±0.25-acre lot
- New brick paver perimeter walkways, including a large rear patio area with BBQ pit
- New landscaping
- Three 2025 central A/C systems
- Three 2025 mini-split systems

NEARBY ATTRACTIONS:

- Fort Pierce Inlet State Park & Jack Island Preserve – beaches, surfing, fishing, and hiking trails
- National Navy UDT-SEAL Museum on North Hutchinson Island
- Historic Downtown Fort Pierce waterfront – dining, shopping, and the Sunrise Theatre
- Causeway Cove Marina & Jetty Park – boating, fishing charters, and waterfront restaurants

AREA GROWTH & INVESTMENT HIGHLIGHTS:

- No tenant displacement or rollover risk – all units are currently vacant for immediate lease-up
- No municipal restrictions on short-term rentals, opening the door to STR/vacation rental strategies
- St. Lucie County population up to 413,000+ in 2026, nearly 49% growth since 2010
- Fort Pierce has two federal Opportunity Zones offering capital gains tax incentives
- City impact fee moratorium (through Nov. 2026) has driven record downtown building permits
- Area rental demand projected to rise 2–3% year-over-year amid continued in-migration and steady economic growth

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