

439 CAUSEWAY BOULEVARD | MAIN HOUSE

EXTERIOR / STRUCTURE

- Slab Construction
- Concrete Block Downstairs
- Exterior: Block + Hardieboard (March 2024)
- Exterior Paint (March 2024)
- Exterior Stairs & Balcony (2025)
- Driveway Pavers (2024)
- Galvanized Aluminum Fence (2025)
- Galvanized Steel Gate (Wifi Operated, 2025)
- Seawall Sealed (2024)
- Dock Fully Rebuilt With Railings (2025)
- 1 Deep-Water Sailboat Slip
- 10,000 Lb Boat Lift (New Composite Decking)
- 2 Jet Ski Lifts (Composite Decking)
- 8 Ft Water Depth At Low Tide

SYSTEMS / MECHANICAL

- Hvac Units (2024 / 2025) - Daikin High Efficiency
- Whole House Generator
- Water Softener (2026) + Water Purifier (2025)
- Tesla Charger (Excluded)
- Pool Pump (2025)
- Spa Heater - Variable Speed, Energy Efficient

WINDOWS / DOORS / SECURITY

- Upstairs: High-Impact Windows
- Downstairs: Kevlar Window Covers
- Front Door: High-Impact
- Electric Shades Upstairs (2024)

GARAGE / PARKING

- Extra-Large 3-Car Garage

INTERIOR - UPSTAIRS

- Stained Wood Floors
- High Ceilings (X Ft - Tbd)
- Open Water Views Throughout Living Areas (180° Intracoastal Views)
- Electric Shades (2024)
- Restoration Hardware Lighting (Throughout Home)
- Large Ceiling Fans In Bedrooms (Big Ass Fans)

PRIMARY BEDROOM

- Oversized Suite
- Plantation Shutters

- Custom Barn Door Closet
- 4 Window Light Exposure

PRIMARY BATH

- Large Walk-In Rain Shower
- Double Custom Poured Concrete Vanity
- Private Water Closet
- Linen Closet

SECONDARY BEDROOM

- Water Views
- En-Suite Bath With Marble Vanity
- Large Walk-In Shower With Rain Feature

POWDER BATH

- Added 2023
- Custom Wall Paneling
- Barn Door Feature

KITCHEN

- Water Views
- Quartz Countertops
- Bosch Refrigerator & Dishwasher
- Ge Convection Oven
- Glass Display Cabinetry
- Large Island With Seating Overhang
- 2 Beverage Refrigerators In Island
- Walk-In Pantry With Custom Shelving

LIVING / ENTERTAINING

- Open Living Room With Panoramic 180° Water Views
- Double Dining Areas Overlooking Intracoastal
- Media / Bar Room (2025 Renovation)
- Marble Waterfall Countertop
- Custom Cabinetry + Paneling
- Full-Size Lg Refrigerator
- Bourbon Ice Sphere Maker
- Storage Closet

LAUNDRY ROOM

- Custom Cabinetry Along Full Wall
- Hanging Rods For Drying Clothes
- Granite Sink With Industrial Faucet
- Stained Chopping Block Countertop

DOWNSTAIRS (FULLY RENOVATED - 2025)

- Complete Floor-To-Ceiling Renovation
- New Tile Throughout
- Waterproof Red Guard System (Floors & Walls)
- Guest Suite With Spa-Style Bath
- Walk-In Rain Shower
- Media/Lounge Space
- Special Feature: Tempered Glass Under-Stair Pet Enclosure (2026)

THEATRE ROOM

- Insulated Wall Paneling For Sound
- 120" Projector Screen
- Liquor Bottle Shelving With Custom Cut Marble And A Tile Backsplash

OUTDOOR LIVING

- Heated Saltwater Pool & Spa (Variable Speed System)
- Sun Shelf With Bubbler
- Paved Pool Deck & Outdoor Entertaining Areas
- Cabana With Electric, Tv Storage Overlooking Intracoastal
- Upper Balcony With Sunset/Water Views
- New Composite Decking (Balcony + Dock)
- New Railing & Stairs
- Covered Outdoor Living Space With Paddleboard Storage
- Oversized Porch With Direct Intracoastal Views
- All Exterior Lighting: Restoration Hardware

DOCK / WATERFRONT

- New Private Dock (2025 Rebuild)
- 10,000 Lb Boat Lift
- 2 Jet Ski Lifts
- 1 Deep-Water Sailboat Slip
- Direct Gulf Access
- Marker 1 Marina Nearby

LOCATION HIGHLIGHTS

- Walk To Restaurants, Shops, And Marina
- Pinellas Trail Nearby (Walking & Biking)
- Minutes To Downtown Dunedin
- Near Parks, Marinas, Blue Jays Spring Training
- Golf Cart Friendly Community

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Buyer to confirm all important details.

Smith &
Associates Real Estate

439 CAUSEWAY BOULEVARD | AIR BNB'S

EXTERIOR / STRUCTURE

- Slab Construction
- Concrete Block
- Exterior Paint & Stucco (2022)
- Galvanized Fence (2025)
- Driveway
- 6 Parking Spaces
- Rv Hookup & Clean Out Water And 50 Amp
- Rv 50 Amp Complete Hookup Including Sewer & Water

INTERIOR

- Windows & Doors (2015) - Impact
- Hvac - 3 Units (2015)
- Roof (2004)

437 - RENOVATED

- 2 Bed / 2 Bath
- Kitchen Remodel (2023)
- Washer / Dryer
- Epoxy Flooring
- Monthly / Yearly Rental Potential

438 - OFFICE / GYM

- 1 Bed / 1 Bath
- Water Hookup For Washer / Dryer
- *Water Bill Shared With 437

439 - RENOVATED

- 2 Bed / 2 Bath
- Kitchen Remodel (2020)
- Washer / Dryer
- Summer 2025 - New Baseboards + Tile
- Monthly / Yearly Rental Potential

UTILITIES / OPERATIONS

- 3 Energy Meters
- 1 Water Meter
- Insurance Information Available
- Cleaning Service Information Available
- Airbnb Bookings Available From Last 2-3 Years
- Self-Insured Flood
- Water / Trash
- Electric
- Survey Available
- Elevation Certificate Available

LOCATION HIGHLIGHTS

- Zoned Fx-M
- Walk To Restaurants, Shops, And Hotels
- Walking / Biking Trails On Dunedin Causeway & Pinellas Trail
- Near Parks, Marinas, And Blue Jays Spring Training Facility
- Minutes To Downtown Dunedin
- Golf Cart Friendly Community
- Blue Jay Hotel Next Door
- Rv 50 Amp Complete Hookup Including Sewer

**Approximately 1/2 Inch Of Water Entered During Hurricane Helene*

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