





**Carolyn Ritch**  
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Luxury Upper Unit • 14' Cathedral Ceilings • ICF R 60 Construction • 3 Beds • 3.5 Baths This premium upper floor residence combines modern design with unmatched structural resilience. Built with ICF R 60 exterior walls, impact windows, and a standing seam metal roof, this home offers exceptional hurricane protection and long term energy savings. Inside, enjoy 14' cathedral ceilings in the living, dining, and kitchen areas, a full KitchenAid appliance package, quartz countertops, custom cabinetry, and three ensuite bedrooms, each with walk in closets. The master suite includes His & Hers walk ins. Perfect for owners seeking elevated living or investors targeting high yield long term or short term rentals. Key Features: • 14' cathedral ceilings • ICF R 60 exterior walls • Miami Dade impact windows • Quartz countertops + custom cabinetry • KitchenAid appliances • 3 ensuite bedrooms + walk ins • Full laundry room (LPG dryer) • High efficiency AC • Assigned parking (2 spaces) LOCATION ADVANTAGES • Minutes to Esterley Tibbetts Highway • Quick access to Seven Mile Beach corridor • Close to schools, groceries, and restaurants • Quiet residential street

## Essential Information

Type <b>Multi-Unit (For Sale)</b>	Status <b>Current</b>	MLS <b>420834</b>	Listing Type <b>1/2 Duplex</b>
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## Key Details

Bed <b>3</b>	Bath <b>3.5</b>	Block & Parcel <b>4D,411H2</b>
Acreage <b>0.2300</b>		
Den <b>No</b>	Year Built <b>2026</b>	Sq.Ft. <b>1995.00</b>

## Additional Feature

Lot Size <b>0.23</b>	Views <b>Garden View</b>	Foundation <b>Slab</b>	Furnished <b>Partially</b>
Zoning <b>Medium Density Residential</b>			