

New Lower Price - Protected 40 x 16 boat slip in a stunning tropical setting



\$ 285,000



5555 College Rd., Grouper #1 Boat Slip, Key West, FL 33040

- » MLS #: 608879
- » Other
- » Deeded slip w/ bay bottom ownership can accommodate a 45' boat
- » Modern concrete floating dock w/ a state-of- the art HydroHoist boat lift
- » Private gated entrance w/ owner access to a pool, hot tub, & clubhouse
- » More Info: 5555CollegeRd.com



Vic Musmanno, P.A.
Certified Residential
Specialist
(305) 304-2623 (call/text)
vicmusmanno@gmail.com
<http://www.keywestliving.com>



Coldwell Banker Schmitt Real Estate Company
1201 White Street, Suite 101
Key West, FL 33040
(305) 304-2623

Sunset Marina Grouper #1: Key West deep water 45' boat slip with a state-of-the-art boat lift! Located in a protected section of picturesque Sunset Marina, you'll enjoy quick in and out, to open water for all your boating adventures. Fully deeded with bay bottom ownership, the 40' slip can accommodate a boat up to 45' fore-to-aft and 6' draft. Included in the sale is a nearly new HydroHoist (HarborHoist model) boat lift that is the ultimate in lift systems, both simple to operate and very low maintenance. The lift can accommodate 9000 lbs. and up to a 9'6" beam and can easily be enlarged for a bigger boat. Convenient water and electric service is available directly at your slip. Sunset Marina is a full-service marina with a fuel dock and a fully stocked bait shop. Grouper #1 is located on the privately gated condominium side (right side) of the marina where dock ownership includes the exclusive use of the community amenities like a heated pool, hot tub, and clubhouse. Liveaboards are allowed 2

