

# House & Deeded Dock "A Fisherman's Dream"

OFFERED AT  
**\$274,900**



**RE/MAX**  
*Affinity Plus*



## Gulf Access

Deeded Dock on Canal. Approx. 9x18



2 Bedrooms/Split



2 Full Bathrooms



900 Sq. Ft. under AC



Oversized Carport  
16x40

Chokoloskee Island, all under \$275,000! A fantastic opportunity to own a newer home, adjacent to very own deeded dock with open water into the Gulf of America & the Ten Thousand Islands.

Located in Parkway Village.

Listed by:

**Brendon & Julie**  
**"Zabavski Team"**

RE/MAX Affinity Plus  
AKA Alliance Group

[bskiflhomes@gmail.com](mailto:bskiflhomes@gmail.com)

Contact 239.719.0113

**1180 CHOKOLOSKEE DR. #6, DOCK 13 CHOKOLOSKEE FL 34138**

# **Welcome to: 1180 Chokoloskee Dr. #6**

## **Information:**

Parkway Village HOA is managed by:  
Frankly Coastal Property Management  
1400 Lake Tarpon Ave  
Tarpon Springs, FL 34689  
t: 727-799-0031

Minimum association dues approx. \$600 per quarter  
HOA maintains docks, lawn care, and trash.

Boat slip 13 is included with the home and deeded to the property.  
Space for approximately a 9ft x18ft boat.

The Marina at Parkway offers a boat hoist, fish cleaning station, gas, ice & a small store.  
The marina deck common area overlooks the ocean with picnic seating.  
First come first serve boat trailer lot storage.

The home was constructed in 2020 and built to local building codes  
which surpasses the HUD code on manufactured homes.

This home sits on one of the highest areas of the island.

The lot is owned by the owner and not a leased lot.

All the permits for building the home were pulled  
and finished by the owner for peace of mind.

Upgrades include: an oversized covered concrete parking pad.

Built to new hurricane standards and include hurricane shutters.

Whole house charcoal water filtration system.

Custom closets and kitchen appliances are included.

Washer & dryer hookup in kitchen hallway utility closet  
suitable for a side-by-side or stackable.

Furniture included: Beds-not bedding, living room electric reclining chairs,  
2 bar stools, living room rug, mounted TV. Bedroom Desk.