

# **\$1,595,000 - 13105 Boca Ciega Avenue, MADEIRA BEACH**

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MLS® #TB8352981

**\$1,595,000**

4 Bedroom, 3.00 Bathroom, 2,390 sqft  
Residential on 0.09 Acres

PAGES REP OF MITCHELLS BEACH,  
MADEIRA BEACH, FL

**WIDE OPEN WATER VIEWS!** This home sits high on a raised lot with all living space on the second and third levels. Hurricane rated windows and doors. Move-in ready! Little impact from recent storms. This is the only open-water home with an elevator for less than \$3.6m in all of Pinellas County.

Countless miles of sea and sky create an ever-changing masterpiece of color and movement. From your private balconies, watch bottlenose dolphins raise their young, ospreys soar overhead, and manatees glide through the water—nature's show is endless. Boca Vista's three stories were designed right, with bedrooms on the second floor and main living areas on the third, where the breathtaking views stretch to the horizon. Ascend via elevator or custom oak stairs to an open floorplan framed by walls of glass that fill the space with natural light. Savor the luxury of 10-ft ceilings, two covered balconies, and two new Trane heat pump central A/C units (with 10-year transferable warranties).

The central vacuum system, bedroom-level laundry room and imported Italian porcelain flooring make housekeeping a breeze. The first floor consists of a two-car garage with level-2 EV charger, two generous storage areas, large rec room and dedicated workshop



-- an additional 500 feet of air-conditioned space not included in square footage. The waterfront features a robust commercial-grade seawall, nearly new 40'x10' dock with care-free vinyl planking, a 12,000-lb boat lift and 1,500-lb personal watercraft lift, all with professionally wrapped pilings. Metal roof, Belgium block driveway and fiber cement siding contribute to near maintenance-free living. Boca Vista's corner lot has water on two sides which greatly enhances your view and privacy. Northern exposure allows you to enjoy your view all day long, never closing blinds against the brilliant Florida sun. No-wake zone means serenity from speeding boats and pounding waves.

The beautiful sands of Madeira Beach and the Gulf are only minutes away by foot or boat.

Shopping, restaurants, entertainment and watersports are steps away in John's Pass Village, or a short drive to trendy downtown St Pete. Make Boca Vista your home and live your dream! All nature pics taken directly behind home.

Built in 2004

### **Essential Information**

MLS® #	TB8352981
Sold Price	\$1,400,000
Listing Price	\$1,595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,390
Acres	0.09
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

## Community Information

Address	13105 Boca Ciega Avenue
Area	St Pete/Madeira Bch/N Redington Bch/Shores
Subdivision	PAGES REP OF MITCHELLS BEACH
City	MADEIRA BEACH
County	Pinellas
State	FL
Zip Code	33708-2439

## Amenities

Parking	Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Workshop in Garage
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Bay/Harbor, Intracoastal Waterway

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Elevator, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Heat Pump, Zoned
Cooling	Central Air

## Exterior

Exterior Features	Balcony, Irrigation System, Sliding Doors
Lot Description	FloodZone
Roof	Metal
Foundation	Pillar/Post/Pier, Slab

## Additional Information

Date Listed	February 27th, 2025
Days on Market	116

## Listing Details

Listing Office	TOTAL REALTY SERVICES INC
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