

\$750,000 - 6200 Flotilla Drive 305, HOLMES BEACH

MLS® #O6281647

\$750,000

2 Bedroom, 2.00 Bathroom, 1,200 sqft

Residential on 5.58 Acres

WESTBAY POINT & MOORINGS III,
HOLMES BEACH, FL

Beautifully renovated classy and tasteful waterfront condo with stunning views. Gorgeous new kitchen and baths. Hardwood and tile flooring. Recently renovated gorgeous kitchen with Kraftmaid upper Shaker cabinets and light maple lowers. Variegated quartz countertops. Beautiful Tuscan steel Samsung kitchen appliances four years old. Unique sea-foam sea-glass backsplash. LED ceiling and under-counter lighting in kitchen, living room and halls. Both bathrooms renovated in last four years - master with soaking tub easily convertible to a shower and master closet with built-in closet organizer. French doors from master to lanai with built-in blinds. Beautiful water views just lying in bed. Sip your coffee or wine in the lanai and watch herons, eagles and osprey daily in pine beside building and enjoy dolphin and manatee viewing feet away. Luxuriate sleeping in sea breeze flowing through your home. Quiet, dead-end lane set in park-like tropical grounds - the most open green-space on Anna Maria Island. Screened in porch. Pool with spa, outdoor, shower and restrooms. Tennis court with two pickleball courts. Grill patio. Common-area dock and benches. Sandy beach directly in front of building. Kayak storage areas - slip your kayaks right into the water by condo. Two year-round owners live in building giving added security. Bike storage areas. Just 5 minute bike to beach. Excellent hurricane security with perimeter fully protected by



Miami-Dade hurricane sliders, window and entry door. No damage to unit or water intrusion from hurricanes. Brand new roofs on all eight Association buildings installed in 2025. Built 1980. Buildings are 13 ft above sea level and are only two-story with just three units each floor. Second floor condo.

Association includes Spectrum cable tv and high speed Internet, and water, sewer. LED dimmable lighting in kitchen, halls and living area. Association fully reserved. Very well-run by same capable and friendly manager for 40 years. 48 units. Condo is easily rentable by the month. Home is available to close and move-in this April or May. Home conveys with kitchen appliances and LG washer and dryer. Not furnished.

Built in 1979

Essential Information

MLS® #	O6281647
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,200
Acres	5.58
Year Built	1979
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	4,541.00
Pet Size Limit	Medium (36-60 Lbs.)
Minimum Lease	1 Month

Community Information

Address	6200 Flotilla Drive 305
Area	Holmes Beach/Bradenton Beach
Subdivision	WESTBAY POINT & MOORINGS III

City	HOLMES BEACH
County	Manatee
State	FL
Zip Code	34217

Amenities

Parking	Assigned
Is Waterfront	Yes
Waterfront	Beach, Intracoastal Waterway, Marina

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Lighting, Outdoor Grill, Outdoor Shower, Rain Gutters, Sliding Doors, Tennis Court(s)
Roof	Membrane
Foundation	Block

Additional Information

Date Listed	February 17th, 2025
Days on Market	186
Zoning	R3

Listing Details

Listing Office	BEYCOME OF FLORIDA LLC
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Listing information last updated on October 28th, 2025 at 2:41pm EDT