



Anchorage Condominiums



Indian Shores, Florida



Anchorage Condominiums



Indian Shores, Florida



20001 Gulf Boulevard • Indian Shores, Florida



## Welcome to Anchorage Condominiums!

Located in the charming coastal town of Indian Shores along more than 220' of direct frontage on the intracoastal waterway, Anchorage Condominiums will offer stunning, wide open water views from each of its 21 new residences.

Standard residences will offer from 1,560sf to 1,690sf of interior living space and a generous 30' wide waterfront balcony, with 3 bedrooms and 2 baths. Residences located on the first living level will feature extended balconies with more than 540sf of outdoor living area.

Three gorgeous Penthouses on the fourth living level will offer from 3,120sf to 3,250sf of interior space and an incredible 58' wide waterfront balcony, with 3 bedrooms and 3.5 baths plus a media/bonus room.

With panoramic water views, gentle sea breezes and spectacular sunrises, residents are sure to enjoy the finest in coastal Florida living!




Waterfront cabanas and boat slips are available for separate purchase.



Each residence at Anchorage Condominiums comes complete with a host of standard amenities, fixtures and finishes. Visit our on-site design center to view our wide variety of selections for cabinetry, flooring and counter surfaces, and create your perfect waterfront retreat.

Community amenities include a gated entrance from Gulf Boulevard, formal lobby with high-speed elevator service, and a heated pool and spa at waterside. Each residence comes with a reserved parking space under the building and an additional reserved space outside. Penthouse units will have two reserved parking spaces under the building.

Enjoy direct access to the beautiful Gulf beaches located right across the street! Call for full details and pre-development pricing.

[fb.me/anchoragecondominiums](https://fb.me/anchoragecondominiums) 



For more information, contact Beach & Bay Realty  
exclusive project representatives, at:

(727) 595-0366

[www.beachandbayrealty.com](http://www.beachandbayrealty.com)



## Residence Features

Bright, open interior floorplans maximizing water views

Standard plans offering 3 bedrooms/2 baths

Penthouse plans offering 3 bedrooms/3.5 baths plus media room

30' wide waterfront balconies - Standard plans

60' wide waterfront balconies - Penthouse plans

8' high sliding glass doors with nesting panels

Extended balconies on the first living level

Knockdown texture on all interior walls

Designer 2-panel interior doors

Marble window sills

5 1/4" baseboard throughout residence

Ceramic tile in entry hall, kitchen, dining room and great room

Quality, stain resistant carpeting in bedrooms

Penthouses - additional features:

Decorative crown molding in ceiling recesses in entry hallway, dining, great room and master bedroom

Skylights

### Kitchens:

Stone counter surfaces

Stainless steel GE Cafe™ Series appliance package featuring French Door refrigerator with bottom freezer, plus cooking appliances enabled with smart technology using WiFi connect

Stainless steel undermounted kitchen sink

Under cabinet lighting

Moen kitchen faucet with integral sprayer

### Baths:

Stone counter surfaces

Dual undermounted sinks in master bath

Kohler comfort height toilets

Private toilet area in master bath

Oversized shower with framless glass enclosure in master bath

Moen faucets

Energy efficient electric water heater

High efficiency HVAC system

Pre-wiring for cable tv in main rooms

Pre-wiring for ceiling fans/fixtures in great room, bedrooms and on balcony

Hose bib on balcony



## Construction Features

Site featuring 200' + of direct water frontage along the Intracoastal Waterway  
21 condominiums on 4 living levels over parking  
Standard residences ranging in size from appx. 1,560sf to 1,690sf of interior living space  
Penthouse residences ranging in size from appx. 3,120sf to 3,250sf of interior living space  
Post-tensioned reinforced concrete construction  
Textured concrete masonry exterior walls  
Concrete pile foundation  
Metal standing seam roof  
High impact rated glass doors and windows  
Energy efficient glass throughout  
Sound attenuating tile underlayment  
High speed traction elevator  
Monitored fire alarm system  
Communication system with CAT-5 wiring  
Trash chute on each floor  
Fire and life safety systems including interior sprinklers  
Water softener loop

## Community Amenities

Premier location in the lovely coastal town of Indian Shores  
Directly across from Gulf beach access  
Spectacular, wide open water and sunrise views  
Perimeter fencing  
Coded entry gate  
Air conditioned lobby with coded entry system  
Casual outdoor seating  
BBQ grills  
Bicycle racks in garage  
Heated swimming pool with high efficiency pump and heated spa at waterside  
Adjacent to pet walk area  
Two reserved parking spaces per residence, one under building plus an additional exterior space  
Guest parking  
Lush tropical landscaping  
Waterfront cabanas available for separate purchase  
Boat docks available for separate purchase

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# FLOORPLAN

## Unit #201



2nd Floor End Unit with Extended Balcony  
3 Bedroom, 2 Bath

Artist's Concept

A/C Area	1,690 sf
Exterior Balcony Area	<u>546 sf</u>
<b>Total Unit Area</b>	<b>2,236 sf</b>

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# FLOORPLAN

## Units #202 & #204



2nd Floor Interior Unit with Extended Balcony  
3 Bedroom, 2 Bath

A/C Area	1,560 sf
Exterior Balcony Area	<u>540 sf</u>
Total Unit Area	2,100 sf

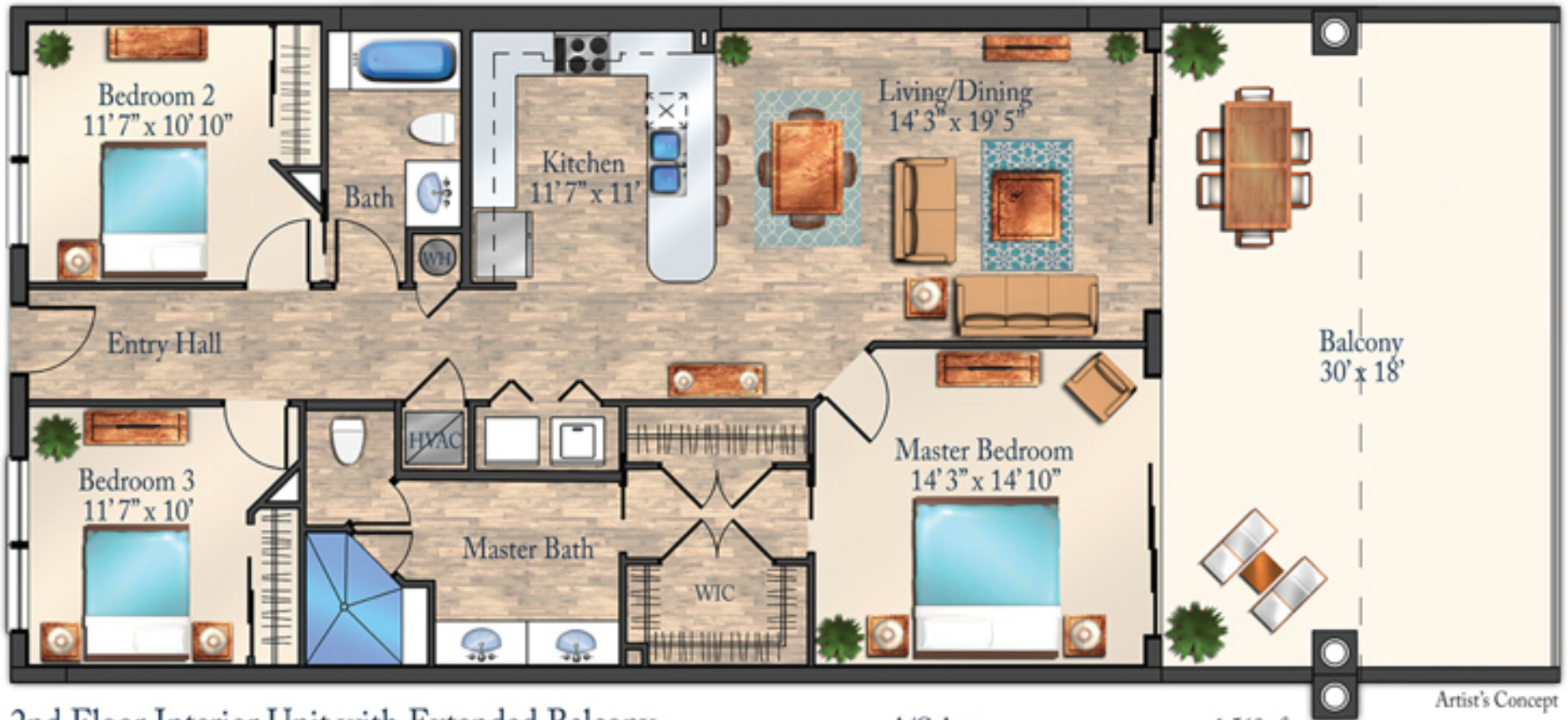
Artist's Concept





# FLOORPLAN

## Units #203 & #205



2nd Floor Interior Unit with Extended Balcony  
3 Bedroom, 2 Bath

A/C Area	1,560 sf
Exterior Balcony Area	<u>540 sf</u>
Total Unit Area	2,100 sf

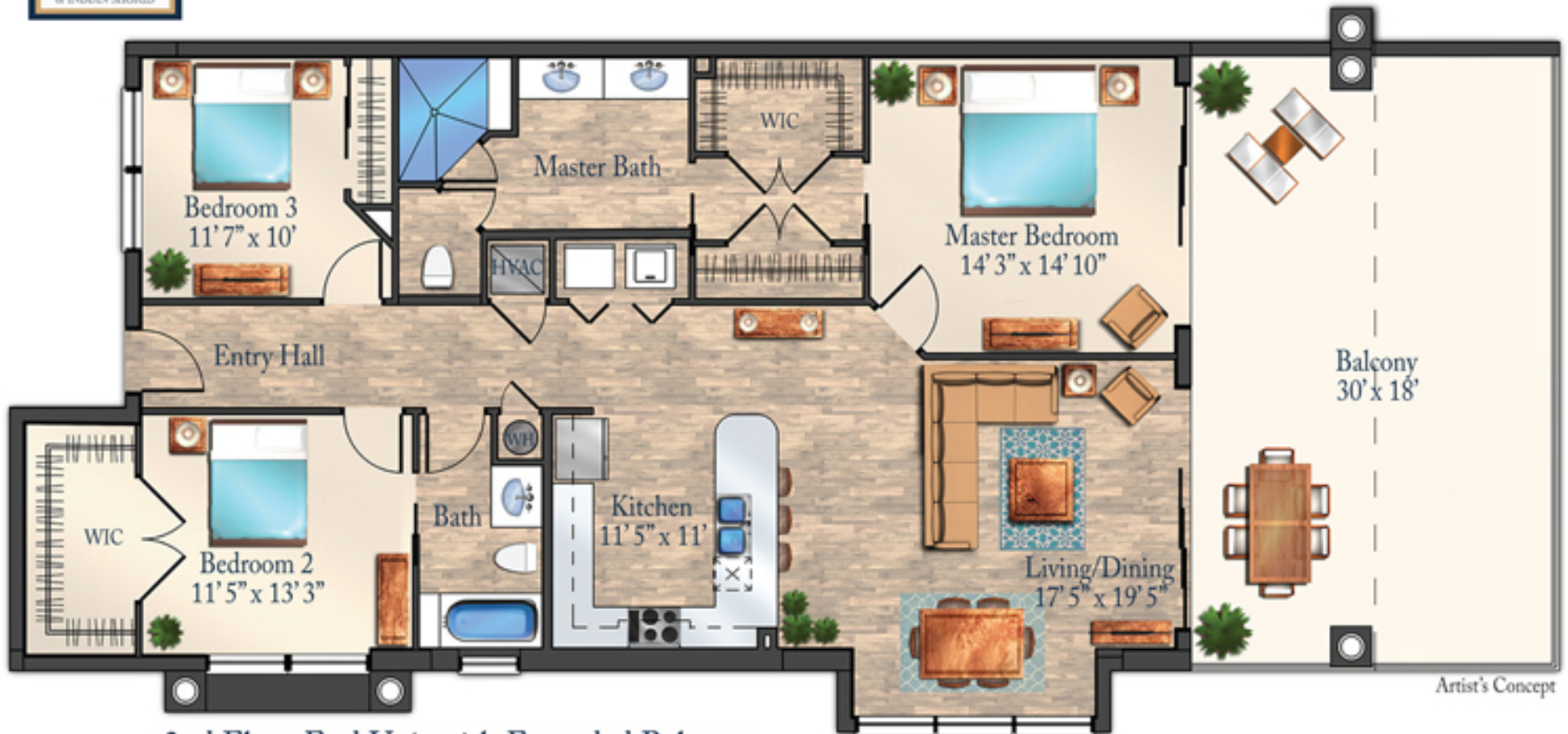
Artist's Concept

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# FLOORPLAN

## Unit #206



Artist's Concept

2nd Floor End Unit with Extended Balcony  
3 Bedroom, 2 Bath

A/C Area	1,690 sf
Exterior Balcony Area	<u>546 sf</u>
Total Unit Area	2,236 sf

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# FLOORPLAN

## Units #301 & #401



3rd & 4th Floor End Unit  
3 Bedroom, 2 Bath

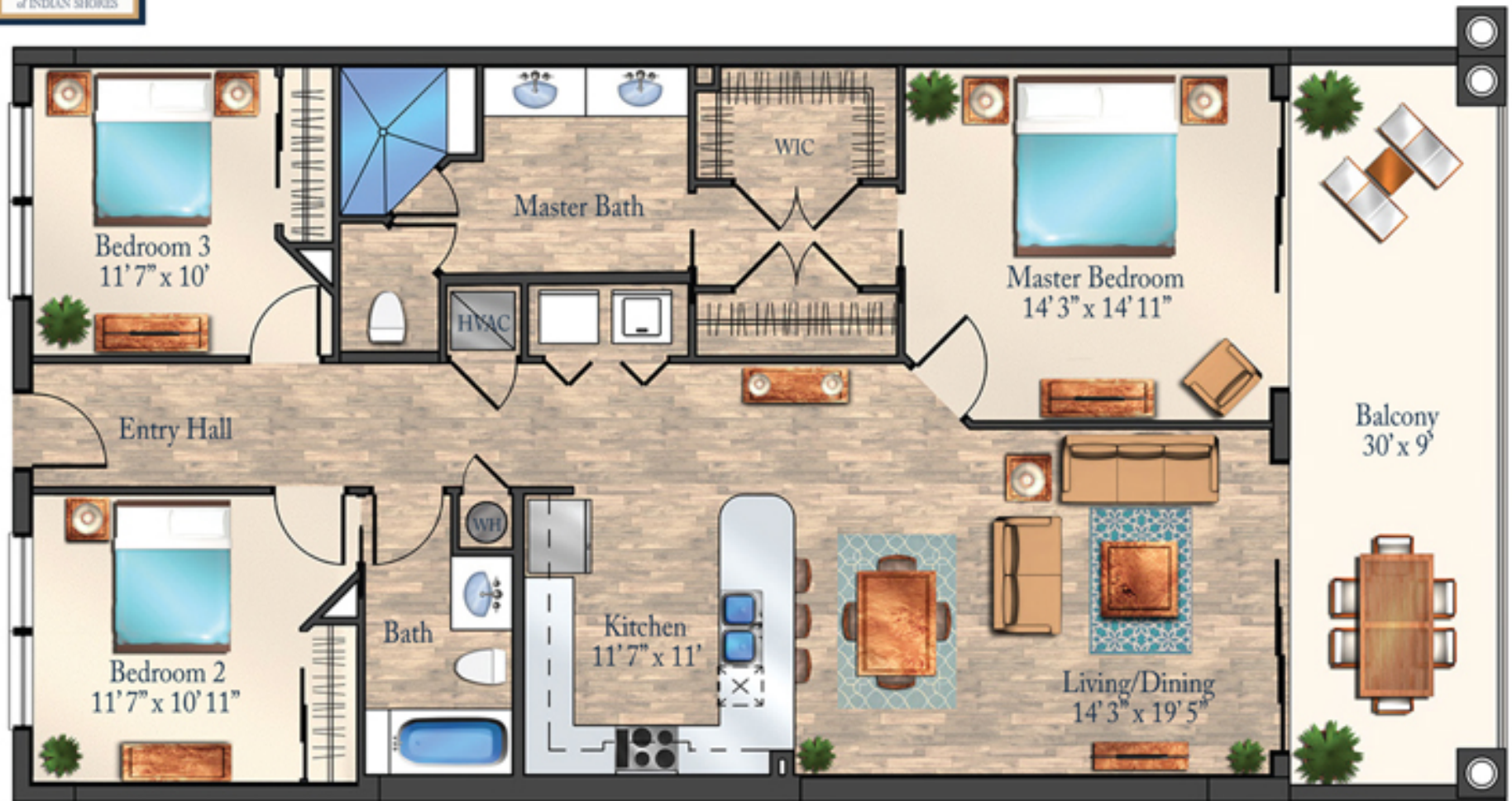
A/C Area	1,690 sf
Exterior Balcony Area	<u>273 sf</u>
Total Unit Area	1,963 sf

Artist's Concept

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**FLOORPLAN**  
**Units #302 & #304**  
**#402 & #404**



**3rd and 4th Floor Interior Unit**  
**3 Bedroom, 2 Bath**

A/C Area	1,560 sf
Exterior Balcony Area	<u>270 sf</u>
<b>Total Unit Area</b>	<b>1,830 sf</b>

Artist's Concept

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# FLOORPLAN

Units #303 & #305  
#403 & #405



3rd and 4th Floor Interior Unit  
3 Bedroom, 2 Bath

A/C Area	1,560 sf
Exterior Balcony Area	<u>270 sf</u>
<b>Total Unit Area</b>	<b>1,830 sf</b>

Artist's Concept

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# FLOORPLAN

## Units #306 & #406



Artist's Concept

3rd & 4th Floor End Unit  
3 Bedroom, 2 Bath

A/C Area	1,690 sf
Exterior Balcony Area	<u>273 sf</u>
<b>Total Unit Area</b>	<b>1,963 sf</b>

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**FLOORPLAN**  
**North Penthouse**  
**Unit #501**

**5th Floor North Unit**  
**3 Bedroom, 3 1/2 Bath**  
**+ Media/Bonus Room**

A/C Area            3,250 sf  
 Exterior Balcony Area    543 sf  
 Total Unit Area        3,793 sf

☒ Indicates Skylight



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**FLOORPLAN**  
Center Penthouse  
Unit #502

**5th Floor Center Unit**  
**3 Bedroom, 3 1/2 Bath**  
**+ Media/Bonus Room**

A/C Area 3,120 sf  
Exterior Balcony Area 540 sf  
Total Unit Area 3,660 sf

☒ Indicates Skylight



All dimensions are approximate. Windows/doors not included.  
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**FLOORPLAN**  
**South Penthouse**  
**Unit #503**

**5th Floor South Unit**  
**3 Bedroom, 3 1/2 Bath**  
**+ Media/Bonus Room**

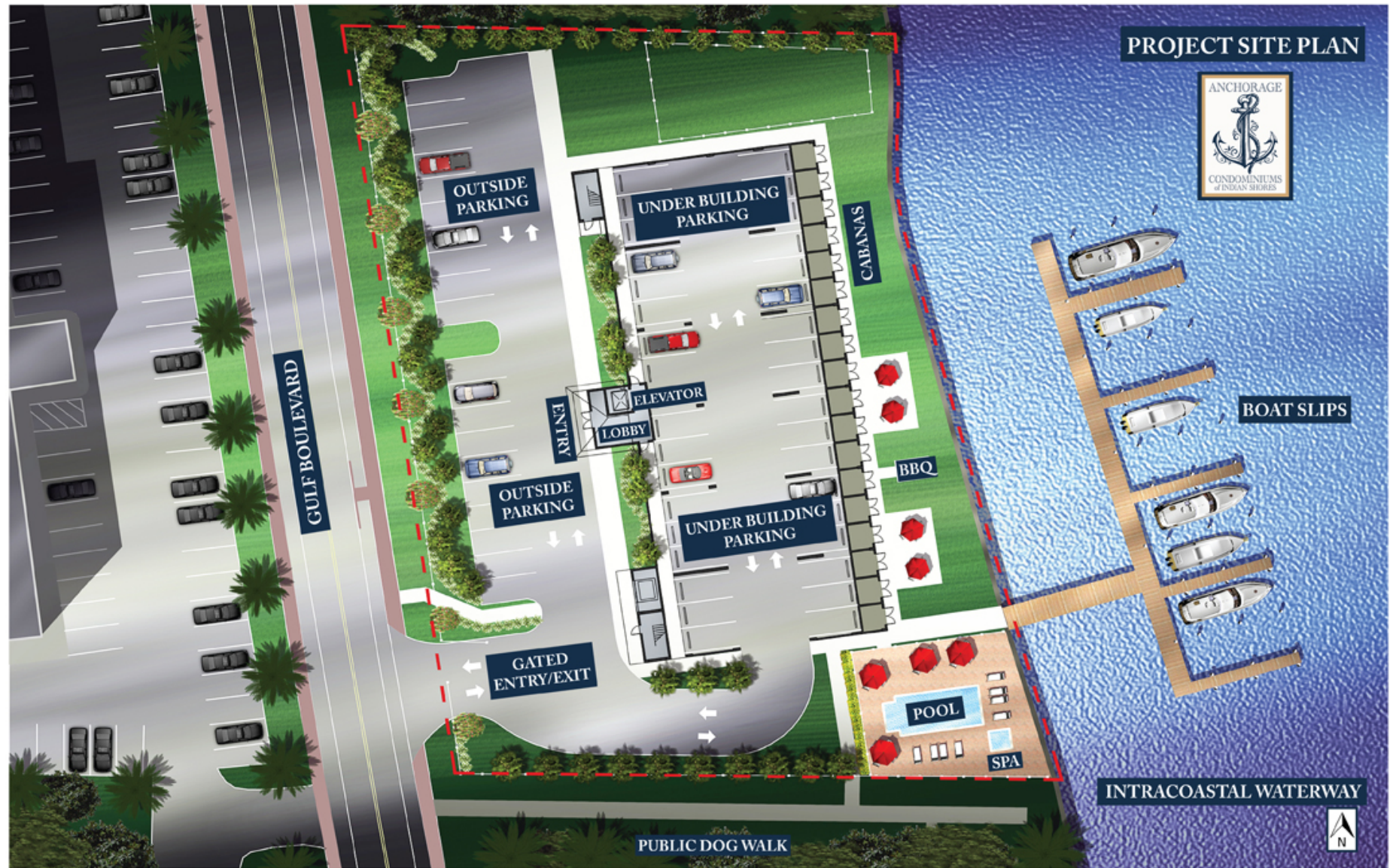
A/C Area            3,250 sf  
 Exterior Balcony Area    543 sf  
 Total Unit Area        3,793 sf

☒ Indicates Skylight



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# PROJECT SITE PLAN



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