

Regatta Townhomes – Waterfront Living at Its Finest



Nestled in a small 9-unit, well- maintained complex rests Regatta Townhomes. Situated along the tranquil canal, just minutes away from the North Sound, **Regatta Townhomes** invites you to experience the perfect blend of **comfort, convenience, and canal front living**.

- This delightful **2-bedroom, 2.5-bathroom townhome** embodies the essence of relaxed waterfront living, offering residents a peaceful retreat without sacrificing proximity to modern amenities.
- Completely new AC system and duct work throughout the home
- **Dock w/ water included for boating**
- **Executive Designer Kitchen**
- **Professionally Run Strata**
- Well-Maintained Strata at \$765 monthly
- Low monthly CUC average \$300
- Enclosed patio
- Professionally designed & furnished
- Swimming Pool
- Full sized washer & dryer

From the moment you arrive, you're greeted by **lush, meticulously landscaped grounds** and a welcoming community atmosphere that immediately sets Regatta apart. Designed with both **families and professional couples** in mind, this home offers generous living spaces, thoughtful upgrades, and easy access to everything you need for a fulfilling lifestyle.

Exceptional Location for Water Lovers and Families Alike

Set directly on a canal that leads to the North Sound, Regatta Townhomes provides the rare opportunity of having your **own boat dock**, allowing you to step out of your home and onto your boat within minutes. Ideal for **boaters, paddleboarders, or anyone who loves the water**, this unique feature transforms everyday life into a vacation experience.

The community also includes a **generous size swimming pool** where you can cool off on warm days, relax with neighbors, or simply enjoy the sunshine in a tranquil setting. Minutes away is **Grand Harbor. Here you will find an upscale grocery store (Hurley's), plenty of HIP dining options, and essential amenities...**

Spacious, Stylish, and Designed for Modern Living

Step inside, and you'll discover a thoughtfully designed **open-concept layout** that seamlessly connects the living room, dining area, and kitchen—creating a warm and inviting atmosphere perfect for entertaining or relaxing. Large windows invite **natural light** throughout the space, enhancing the sense of openness and connection to the outdoors.

The **kitchen** is both stylish and functional, featuring upgraded appliances, a **BRAND NEW AIR CONDITION SYSTEM** throughout and plenty of storage. A **full-sized washer and dryer** provide modern convenience, tucked away to preserve the sleek design of the space.

Comfortable Bedrooms and Private Retreats

Upstairs, you'll find **two spacious bedrooms**, each with its **own ensuite bathrooms** and **ample closet space**—ideal for privacy and comfort. The master bath has been upgraded to a beautiful walk-in shower, and offers a tranquil canal view and a calm, airy atmosphere. The second bedroom is equally inviting, perfect for guests, children, or a home office.

A **convenient half-bathroom** on the ground floor adds functionality for guests, while the **private screened in/enclosed patio** overlooking the canal and pool offers the perfect place to unwind, sip morning coffee, or host an evening gathering under the stars.

Community Strata

Regatta Townhomes offers a well-managed strata at **\$765 a month**. This includes landscaping, insurance, dock usage, parking and trash removal. Additionally, the unit comes with 2 dedicated parking spaces and ample visitor parking. Everything you need for seamless living.
