

1314 Boyt Road



Living Area

~ 1,676 Sq. Ft.

- 3 Bedrooms + bonus room w/ 2 bunk beds
- 2.5 Baths
- 2 Story

Grandfathered area in addition to the 1,676 sq. ft.:

~ 650 sq. ft. that includes:

- 4th Bedroom or Fishing Room
- Mini-Split Heat and Air Unit
- 3rd Full Bathroom with Shower
- Kitchen & Dining area
- Walk-in Closet
- An additional 420 sq. ft. 2-door garage

Beautiful Canal home located in the Kona Kai subdivision. This home was completely remodeled in 2016 by Manley Builders.

Interior Living Area Highlights:

- 2016 Remodel included:
 - Hardi-plank siding.
 - PEX - hot & cold water piping system.
 - New Shingled roof
 - New sheetrock and textured walls.
 - Hardwood floors in all rooms except bedrooms and bathrooms.
 - Ceramic Tile in all bathrooms.
 - Custom cabinets and hardware in kitchen and bathrooms.
 - Custom Built-in Pantry that surrounds refrigerator and provides ample storage space.
 - New stainless-steel appliances.
 - Granite counter tops in kitchen and bathrooms.
 - Shiplap accent wall in 2 bedrooms and Shiplap ceiling in 3rd bedroom.
 - Shiplap ceiling in 15 ft. vaulted Living room.
 - Spiral staircase access to an upstairs landing and bedroom with a half bath.
 - Mini blinds throughout house.
 - Custom trim and molding throughout house – 6” floor and ceiling molding.
- Recent Improvements:
 - New Carpet in all 3 bedrooms: Installed August 2025
 - New Central Heat & Air System – Installed April 2025
 - Freshly painted Interior
- Additional Highlights:
 - 2 Entry Doors to 1st floor living area
 - Living room with 15’ vaulted ceiling
 - Stackable washer & dryer in laundry room. Storage shelves for washing supplies
 - Walk-in master bedroom closet

Travel new heaty/AC

new carpet

Interior Grandfathered Area (Ground floor) Highlights:

- ~ 650 sq. ft. living & storage area + 420 sq. ft. 2-door garage
- 13' x 20' Game room, Fishing room or 4th bedroom
- 5' x 7' Walk-in closet
- 8' x 14' kitchen & entertainment space
- 7' x 9' bathroom with shower
- Custom built rod & reel holder for 16 rods
- New Mini Split heat & AC unit – Installed in 2023
- Tankless hot water system
- Electric roll-up window (kitchen to outdoor covered patio)
- 11' x 14' storage room

Exterior Highlights:

- Boat Dock on a wide canal for easy entry and departure.
- Boat Lift
- Fish cleaning station with sink and water
- Dog run
- Septic System
- Multi-tiered wood decking
- Covered concrete patio ~ 370 sq. ft.
- Spacious Walk-around decking on two sides of the living area.
- 20' Walkway that extends from front porch to a 13' x 25' sun deck.
- Sun deck, located above the boat dock, overlooks the canal with a great view of the Intercoastal Waterway.& East Bay

Key Living Area Dimensions:

Living Room:	17' x 20'
Dining Area:	10' x 16'
Kitchen:	12' x 12'
Master Bedroom:	11' x 14'
Master Bath:	5' x 10'
Guest Bedroom:	9' x 11'
Guest Bath:	4' x 8'
Upstairs Bedroom:	14' x 18'
Upstairs ½ Bath:	5' x 5'

Key Grandfathered Area Dimensions:

Fishing Room – Game Room:	13' x 20'
Kitchen -Dining area:	8' x 14'
Additional Full Bathroom:	7' x 9'
Walk-In Closet:	5' x 7'
Storage room:	11' x 14'
2-Door Garage:	15' x 28'