

# Hamptons

INTERNATIONAL



**180 9th St, Key Colony Beach, FL 33051**

3 1/2 3 1/2

**£900,000**  
**(\$1,186,000)**



## Property details



### Key features

- **Basement: None**

### Attributes

-  **Swimming pool**
-  **Near to beach**

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## Description

We kindly ask all agents to schedule showings with 24 hours' notice, as this property is currently in a vacation rental program. Welcome to Key Colony Beach, where life slows down, and everything feels just right. This east-facing canal-front half duplex offers the perfect blend of Florida Keys lifestyle, boating convenience, and income potential. Located in one of the Keys communities that allows weekly rentals, this property allows owners to enjoy it personally while generating rental income when not in use. With no private pool to maintain, owners and guests can still enjoy Cabana Club access, featuring a private beach, oceanfront pool, restaurant, and resort-style amenities. For investors, this is a powerful advantage: less private maintenance responsibility while still offering guests the pool and beach lifestyle they are looking for. From the moment you arrive, Key Colony Beach feels like home. Neighbors wave, the streets are peaceful, and the waterfront lifestyle is effortless. Just about two hours from Miami, or a quick flight into Marathon's private aviation hub at MillionAir, your island escape is closer than you think. Start your mornings with coffee on the balcony as the sun rises over the canal. Your boat is waiting just steps away, with 37.5 feet of deep-water dockage and quick access through Vaca Cut to both the Atlantic Ocean and Florida Bay. Inside, the home is open, inviting, and designed for easy living. Whether you are entertaining, relaxing after a day on the water, or hosting vacation guests, the layout feels comfortable and welcoming. The owner's lockout adds valuable flexibility, allowing you to keep personal items secure while the property is rented. Upstairs, the primary suite offers calming views of the canal and a private balcony, creating a peaceful space to start and end each day. Enjoy breezy lanai afternoons, sunrise mornings, boating adventures, and peaceful evenings by the water. More than a property-- KCB is Your li We have recently improved the price, and the seller is motivated but does not plan to make another reduction. With continued showings, open house traffic, weekly rental potential, dockage, and Cabana Club access, this is the time for interested buyers to make a serious offer. This home offers a strong waterfront foundation, excellent rental flexibility, and room for the next owner to personalize finishes over time. No private pool to maintain, but owners and guests can enjoy Cabana Club access, featuring a beach, oceanfront pool, and restaurant amenities. For investors, this can be powerful because it means less private maintenance responsibility while still offering guests a pool/beach lifestyle. Located in one of the Florida Keys communities that allows weekly rentals, this canal-front property offers personal enjoyment plus income potential when not in use.



























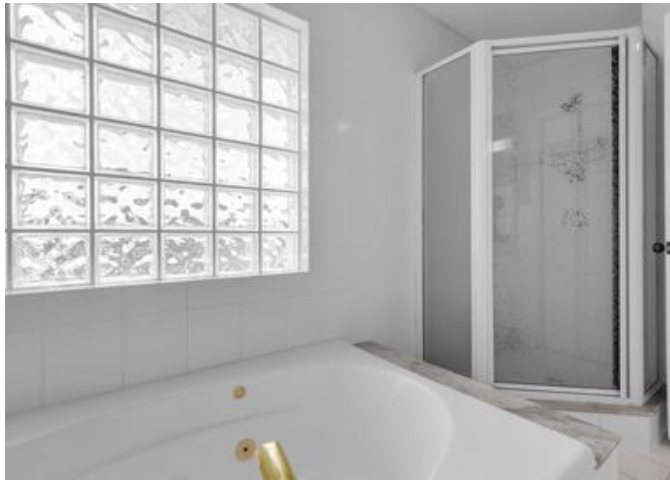












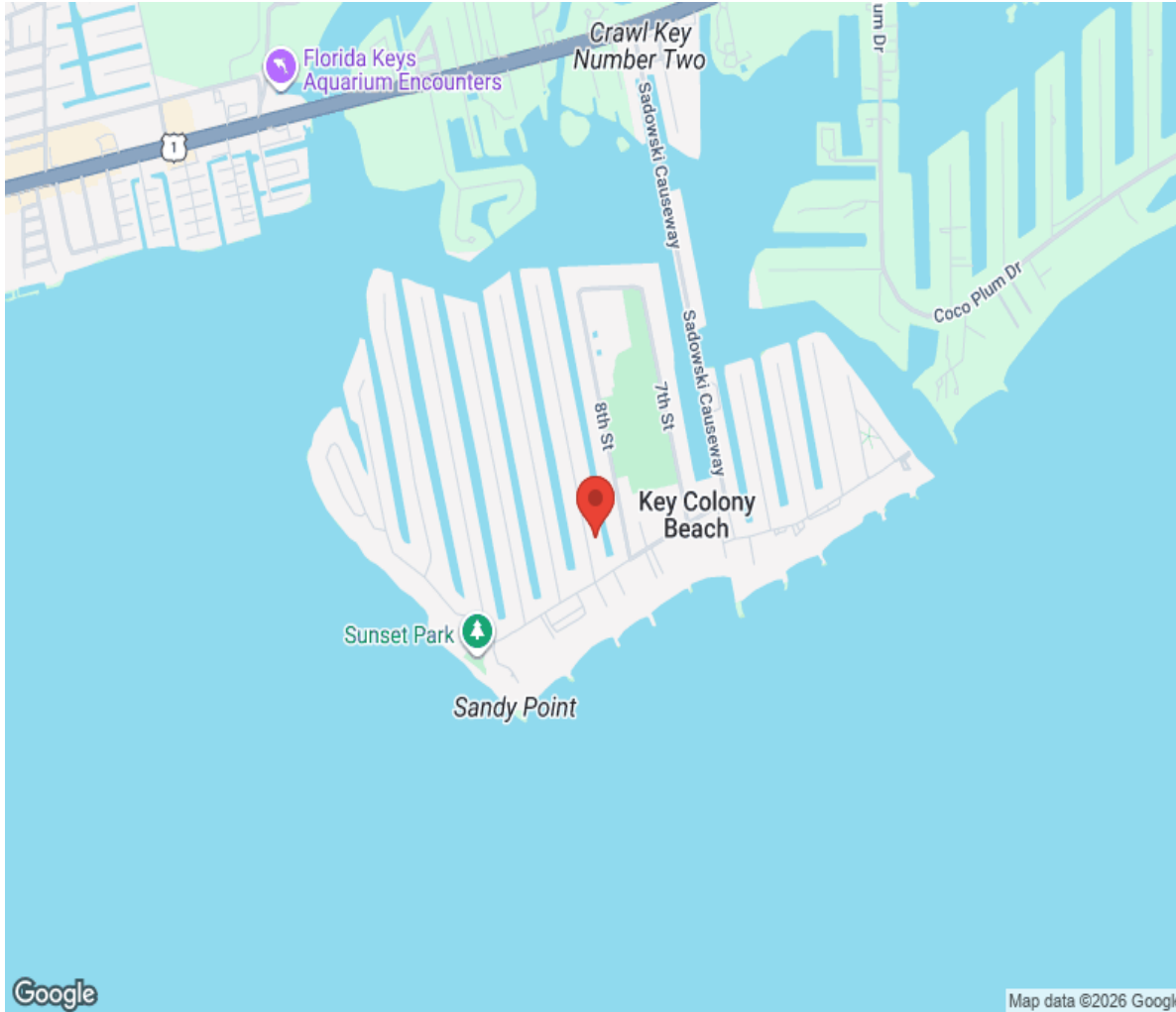






# Location

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