

# Classic Woodlawn Oasis

1001 28th Avenue N. • St. Petersburg, FL 33704

Offered at \$575,000

3 Bedrooms + Sunroom • 2 Baths • 1+ Car Garage

Built 1935 • 2,630 sq. ft. Main House

Gorgeous pool and heated spa • Large fenced Yard

Two legal rental apartments (studio + 1 bedroom)

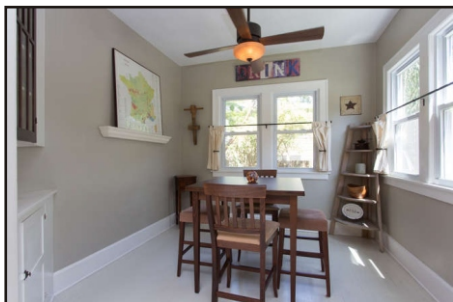


[www.WoodlawnHome.com](http://www.WoodlawnHome.com)

**Front porch charm. Backyard oasis. Income bonus.** Beautifully renovated, this classic 1935 Woodlawn two-story home emphasizes the character of its heritage with the modern comforts you expect. The enormous front porch with original Cuban tile invites you to sit and relax. Inside, oak and heart of pine wood floors, a



The kitchen features upgraded stainless steel appliances, wood cabinetry and brand new counters.



wood-burning fireplace, preserved picture molding and built-ins are hallmarks of the period. There are formal living and dining rooms as well as a sunny breakfast room. The kitchen features upgraded stainless steel appliances including a wine refrigerator and a six-burner gas range.

Three generous bedrooms plus a renovated sleeping porch/sunroom upstairs offer space for everyone, and there's a remarkable amount of closet space. The Master bedroom, in fact, has a large walk-in closet. A shared full bath has charming vintage features.

Outside, you'll feel like you're in a tropical oasis, with a free-form salt water pool and gas heated spa surrounded by lush, private landscaping and paver decking. Fire up the barbecue and enjoy your own piece of paradise. You'll spend lots of time out here!

An added bonus is the detached garage situated on the 3rd lot with two income-producing apartments. Both are legal rentals, with a studio apartment downstairs and a one bedroom apartment upstairs. The

property is high and dry; no flood insurance is required.

The location is ideal - around the corner from organic groceries, shops and restaurants, and just a few miles from vibrant downtown St. Petersburg. Access to I-275 is a snap, too. Come see for yourself how much you'll love living here.



There's a large living room with a wood-burning fireplace, and a formal dining room with a pantry closet.



THE  
**SIMMS  
TEAM**



Office 727.898.2582  
E-mail: [info@SimmsTeam.com](mailto:info@SimmsTeam.com)

**Coastal Properties Group International**  
238 Beach Drive NE | St. Petersburg, FL 33701

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

**COASTAL**  
properties group  
INTERNATIONAL



## Details At-A-Glance:

- Wide front porch with Cuban tile, two ceiling fans, two sets of French doors (swing is negotiable)
- Original oak flooring downstairs, heart of pine flooring upstairs
- Original picture molding in nearly every room throughout
- Formal living room features wood-burning fireplace
- Kitchen features upgraded stainless steel gallery appliances, 6 burner gas range, painted wood floors, brand new counter tops, pass-through to formal dining room with closet pantry
- Breakfast room features built-in china hutch & storage cabinetry
- Salt water pool with river rock quartz finish, gas heated spa, paver decking
- All new windows, double pane, double hung drop out for cleaning
- Inside laundry hookups in mud room (washer & dryer do not convey)
- Downstairs bath with shower
- Master bedroom with walk-in closet
- Tankless water heater (2013)
- New natural gas line from alley ('13)
- Both roofs replaced 2006
- Two A/C units (upstairs & downstairs), replaced in the last 3 years
- Both buildings painted exterior 2006
- Side entry from 10th Street
- Single car garage plus parking pad
- Irrigation system on deep well
- Outside shed does not convey
- Average electric \$200/month
- Average water/sewer \$140/month
- Average natural gas \$20/month
- RENTAL INCOME: First floor studio \$450/mo (month-to-month), Second floor 1 bedroom \$1,000/mo (lease expires 7/31/16), both legal rentals
- No flood insurance required
- **2014 Taxes \$4,523 with Homestead exemption** (Pinellas County Property Appraiser indicates that 2014 taxes with no exemptions would be \$6,445)



You'll love the enormous front porch with original Cuban tile (swing negotiable!)



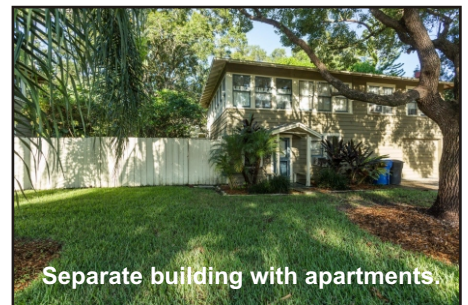
The bedrooms are large, and there's a surprising amount of closet space!



The original sleeping porch (above right) offers flexible space to meet your needs.



You'll fall in love with the pool & heated spa with lush tropical landscaping!



Separate building with apartments.

Marketed by  
**THE SIMMS TEAM**

Office (727) 898-2582

E-Mail: [info@simmsteam.com](mailto:info@simmsteam.com)

Coastal Properties Group International  
238 Beach Drive NE, St. Petersburg, FL 33701



Take a visual tour of this home and others at [www.SimmsTeam.com](http://www.SimmsTeam.com)