

Gulfport Sanctuary

3040 York St. S • Gulfport, FL 33707

Offered for \$239,000

3 Bedrooms • 2 Baths • 1 Car Carport

Built in 1959 • 1,365 sq. ft.

www.3040YorkStS.com



A large skylight makes the living room bright and airy.



The kitchen has a casual dining counter and lots of work space.



You'll probably spend most of your time on this great screened porch!

This cute home in Gulfport will be your personal refuge from the busy world! Block construction keeps the inside cool, but lots of windows and a large skylight in the living room keep it bright and sunny. The landscaping all around is easy to maintain, designed to thrive in the Florida climate.

Talk about a versatile floor plan! Currently, the master suite is used as an in-law suite with a private side entrance and wooden deck. In the main house, there are two bedrooms and a full bath. The original L-shaped design has been modified to create more wall space in the living room, and the dining room is used as a comfortable family room. There's newer Tarkett oak textured wood-look vinyl flooring throughout the home that looks fantastic and is easy to maintain.

The kitchen has lots of counter and cabinet space, with a peninsula-shaped casual dining counter. But you'll spend most of your time outside on the large screened porch, watching birds and butterflies in the backyard.

There's a nice above-ground pool to cool off in on those hot summer days. Relax and enjoy a

swim; the fenced back yard is very private. The detached shed is an old one, but had a new roof put on in 2008 and gives extra dry storage.

The in-law suite has plenty of room for sitting and sleeping, and has a full kitchen area. Keep it separate as it is, or open the doorways back to the main house to use it as a master suite. There are so many opportunities!

You'll love the location; it's easy walking distance to Gulfport's parks, beaches, marina, the Casino, Beach Blvd shops and restaurants, Hickman Theatre, the dog park and the library. See for yourself how much you'll enjoy living here!



See more photos & a visual tour:
www.3040YorkStS.com



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Details . . .

Interior Features:

- Newer textured oak-look Tarkett vinyl sheet flooring throughout
- Skylight in living room
- Kitchen has casual dining peninsula counter
- Third bedroom & second bath are currently used as an in-law suite with private access.

Exterior Features/Systems:

- Roof replaced on main house in 2004 (30 year warranty)
- New hot water heater 2014
- Above-ground pool built 2006, new liner in August 2014
- 6' board-on-board rear yard fencing with three gates
- Shed roof replaced 2008
- New window A/C in suite 2011
- Main A/C needs replacement; seller may credit with good offer

Miscellaneous/Other:

- Average electric bill \$185/mo
- Water/sewer/trash/recycling averages \$115/month
- Homeowner's insurance was \$1,600/year, flood insurance \$1,200/year (now self-insured)
- 2014 property taxes \$948* with Homestead & other exemptions.
*Pinellas County Property Appraiser indicates that 2014 taxes without any exemptions



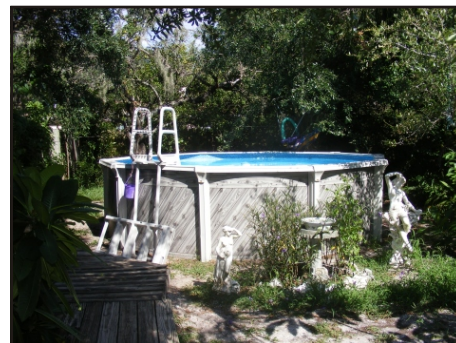
This is one of the two bedrooms in the southern wing of the home.



This bedroom enjoys a French door leading outside.



Originally the dining area, this space makes a great family room.



You'll appreciate the swimming pool on hot summer days!



The Master suite is ideal for an in-law apartment, with ample room for a sitting area and sleeping area, and a spacious kitchen area.



ROOM DIMENSIONS:

- Bedroom 1: 13'-10" x 10'-1"
- Bedroom 2: 13'-10" x 10'-5"
- Bedroom 3 Suite: 23'-6" x 13'-6"
- Kitchen: 10'-6" x 9'-11"
- Dining Room: 10'-9" x 10'-3"
- Living Room: 12' x 24'-2"
- Screen Porch: 15'-9" x 9'-11"

Marketed by

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