

Urban Loft Living

175 2nd Street S #1114 • St. Petersburg, FL 33704

Offered at \$324,900

1 Bedroom • 1 Bath

Built 2007 • 1,074 sq. ft. • 1 garage parking space

www.McNultyLoftsCondo.com

Experience the urban lifestyle in this true loft style condo, a great room floor plan with exposed brick and duct work. The open space is flexible for however you choose to live. A wall of windows keeps things light and bright. Your



The kitchen features granite counter tops, wood cabinetry with plenty of storage, and an island for barstools. A clever murphy bed offers attractive storage for extra guest space!



balcony view is west over the city; great sunsets!

The central kitchen has granite counter tops and a casual dining counter open to the living area. To one side is a clever Murphy bed with built-in display and storage, adding guest space when you need it.

The bedroom is spacious, with a large closet and plenty of extra storage overhead. The bath opens both from the bedroom and the hall, and houses the washer/dryer unit.

The building has a fitness center and common rooms on the ground level. Located in the heart of thriving downtown St. Petersburg, you're surrounded by restaurants, cafes, shopping, museums, galleries, the Saturday Morning Market, the waterfront park system and the list goes on.



It's a vibrant urban atmosphere, and there's always something interesting going on! Access to I-275 is a snap, too.

Come see for yourself how much you'll love living here!



The unit has a wall of windows opening out to a balcony looking west over the city; great sunset views!



THE SIMMS TEAM

Office 727.898.2582

E-mail: Info@SimmsTeam.com

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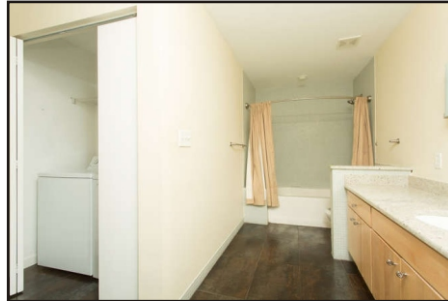
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Details At-A-Glance:

- Bamboo flooring in living areas and bedroom
- Loft style with exposed brick wall and duct work
- Entry hall with built-in cabinetry
- Great room floor plan
- Island kitchen with granite counters, wood cabinetry
- Murphy bed with built-in display space and storage
- Wall of windows and balcony with west city views
- Inside laundry with side-by-side washer & dryer
- Monthly condo fee \$438.22 includes building maintenance, insurance, roof, landscaping, water/sewer/trash, basic cable, and reserves
- \$95.90/month is a current special assessment for 58 months beginning March 1, 2016, to fund waterproofing, painting, balcony railing, roof, and concrete repair projects
- Building amenities include fitness center, recreation and gathering areas, secure parking garage
- 2 pets allowed, no max weight
- 1 garage parking space #133 on level P-6
- Leasing allowed, no less than 90 days, no more than 3 times/year
- \$100 application fee, may take up to 10 days for association approval
- **2015 Taxes \$5,899 with no Homestead exemption**



The bedroom is spacious, with high ceilings, exposed duct work and plenty of extra storage space above the closet.



The bath is large, accessible both from the bedroom and from the hall. There's a stacked washer/dryer tucked in to a closet here.



The building has a nice fitness center and common areas on the ground level. There's space for owner gatherings or private socials.



You'll love being in the heart of all the vibrant activities in downtown St. Petersburg. There's always something to do! (Photos courtesy of City of St. Pete)

Marketed by

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TEAM**

Office (727) 898-2582

E-Mail: info@simmsteam.com

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