

Living in the Sky

175 1st Street S. #1204 • St. Petersburg, FL 33701

Offered at \$549,000

2 Bedrooms • 2 Baths • 2 Parking Spaces

Built 2009 • 1,018 square feet • Water-view Balcony

Heated Pool & Spa • Fitness Center • 24/7 Concierge Staff



www.SignatureCondoForSale.com

Experience the vibrant lifestyle of downtown St. Petersburg in this 12th floor Signature Place condominium overlooking Tampa Bay. It's the epitome of urban living, with world-class amenities and stunning architectural design.



The chef's kitchen features:

- Quartz counter tops and custom mosaic tile backsplash
- Sleek European cabinetry with pull-outs and self-closing drawers
- Stainless steel appliances: Thermador refrigerator, range with hood, wall oven, microwave, warming drawer, Bosch dishwasher



A gorgeous kitchen is the heart of this home. Creamy quartz tops the center island and counter tops, with a mosaic tile backsplash. Sleek European cabinetry offers plenty of storage, like deep drawers for pots & pans, pull-out pantry drawers - and they're self-closing. Stainless steel appliances complete the look and functionality. A casual dining counter is great for quick meals or conversation with the chef during dinner prep.

The living/dining space is designed in the great room style open to the kitchen and is full of light and vibrancy. Enjoy the view from the window or from the balcony - marina, boats in the Bay, soccer games, sunrise and sunset.

The Master suite is a private retreat. There's a lavish bath with both a shower and a jetted tub, and double sinks in the wide vanity. A walk-in closet with custom organization handles your storage needs. The bedroom has great views. A second bedroom has an adjacent bath featuring a huge shower. There are clever built-ins throughout the unit for excellent storage.

Stacked front-loading washer & dryer are tucked away in a utility closet. A storage locker on the third floor offers space for storing seasonal or extra items. It's conveniently located, as are the parking spaces.

You are in easy walking distance to everything you need and want - groceries,

shopping, restaurants, museums, galleries, entertainment venues, parks and more. The Saturday Morning Market, billed as the largest farmer's market in the Southeast US, is just outside your front door! If you do need to use the car, you'll appreciate the easy access to I-275.

See for yourself today how much you'll love living the downtown lifestyle!



You'll love the views of Tampa Bay, from the living/dining room (above) and the bedrooms and balcony.



THE
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Details At-A-Glance:

- Great room floor plan with living/ dining combination and open kitchen & casual dining counter
- Custom engineered hardwood flooring throughout
- Balcony with city and water views of Tampa Bay
- Kitchen features sleek European cabinetry with pull-outs; self-closing drawers; large stainless steel sink with Italian faucet, soap dispenser and filtered water spout; stainless steel appliances including Thermador refrigerator, range with hood, wall oven, microwave, warming drawer and Bosch dishwasher
- Inside utility with stacked front-loading washer and dryer (included)
- Custom built-in cabinetry throughout
- Custom organized closets
- Rentals allowed (30 day minimum, three times per year)
- Electric grills permitted on balcony, extra outlet installed to that end
- Community amenities include heated infinity-edge pool, spa, lounge areas, putting green, fitness center, gathering rooms and catering kitchen for parties
- 2 assigned parking spaces (188, 189) in under-building garage
- Secure storage unit on 3rd floor
- 2 pets are allowed (owners only), no maximum weight
- No application or approval required
- Monthly maintenance fee \$674, includes water/sewer/trash, internet, cable tv, 24/7 staffing, building insurance (incl. flood), exterior maintenance and reserves
- **2014 Taxes \$4,963* with Homestead Exemption**
**Pinellas County Property Appraiser indicates that 2014 taxes without exemptions would be \$8,293*

ROOM DIMENSIONS:

Great Room: 16' x 12'

Kitchen: 12' x 9'

Master Bedroom: 15' x 10'

2nd Bedroom: 9' x 10'



The Master suite has a private bath, a customized walk-in closet, and great views.



The second bedroom is currently used as an office, with an adjacent full bath.



The 6th floor "Sky Garden" features a pool & spa, lounging areas and more.



The amenities are fantastic, including the fitness center and several party rooms.



Marketed by
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Take a visual tour of this home and others at www.SimmsTeam.com