

Snell Isle Condo

1050 Rafael Blvd. NE #4 • St. Petersburg, FL 33704

2 Bedrooms • 2 Baths

1 Carport • 1,724 square feet • MLS# U7533540

Offered for \$170,000.



This Snell Isle condominium home is surprisingly spacious and updated! Trim lawns, well-kept sidewalks and lots of attractive landscaping offer great curb appeal. Just across from the St. Petersburg Yacht Club marina annex in one of St. Petersburg's most sought after neighborhoods, you'll find living here to be living in paradise!

Inside, gorgeous engineered hardwood flooring is the first thing you notice, flowing through the living room and into the dining room. Built-in china cabinetry offers storage and display space for your favorite things.

Just beyond is the kitchen, with generous counter and cabinet space. The wood cabinetry is a warm neutral tone. You'll appreciate the closet pantry and the inside utility/laundry room. There's a spacious breakfast area for casual dining, and then a versatile bonus room, which has a large storage closet. A back door leads to the informal entry by stairs from the parking area. In addition to your covered carport space, you'll have guest passes for open parking nearby.

The Master suite is really a nice feature, with a big bedroom and a huge walk-in closet that you might just get lost in! The bath has been remodeled, with a tall vanity and a

tiled shower. Tile backsplash and flooring continue the updated look.

There's a second bedroom down the hall, with ample closet space. Both of the bedrooms have brand new neutral carpeting, so they're ready to go! A hall bath serves the second bedroom as well as guests. There's a wide vanity counter, and good cabinet space. An adjacent linen closet in the hall adds even more storage, which this home has no shortage of anywhere!

The location is ideal, close to the water and just minutes by car from vibrant downtown St. Petersburg. It's common to see cyclists, joggers and walkers at any time of day. You'll enjoy the best of the Florida lifestyle in this Snell Isle condo.



See more photos & a visual tour:
www.EdenIsleCondo.com

THE
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Details . . .

Interior Features:

- New hardwood flooring in living and dining rooms and hallway
- New carpet in bedrooms
- Tile floors in kitchen, breakfast area and bonus room
- Built-in display & storage cabinetry in dining room
- Kitchen appliances include refrigerator, dishwasher, smooth-surface range and built-in microwave with exhaust hood
- Inside Laundry/Utility Room
- Closet pantry
- Master suite has a remodeled bath and huge walk-in closet
- Large storage closet
- New double pane insulated windows installed in 2007 (all rooms except bonus room)

Miscellaneous/Other:

- Pets are permitted (up to 2 pets, no more than 24 lbs.)
- Annual rentals permitted (maximum 1 per 12 months)
- \$100 Application fee (association approval required)
- \$65 per adult or couple for credit and background check
- Maintenance Fees \$525/mo. including water/sewer and pest control, basic cable tv, grounds maintenance, management and building insurance/maintenance, escrow reserves and roof
- 2010 property taxes \$903 with Homestead Exemption.
(Pinellas County Property Appraiser indicates that 2011 taxes with no exemptions would be \$1,683.)



The Master suite has a remodeled bath and a huge walk-in closet.



The second bedroom has plenty of closet space, and the hall bath is adjacent.



Use either the formal dining room or the casual breakfast area.



ROOM DIMENSIONS:

Living Room: 14'-10" x 16'-8"

Dining Room: 13'-4" x 10'-2"

Kitchen: 11' x 10'-6"

Breakfast Area: 7' x 11'

Bonus Room: 9'-3" x 12'-7"

Master Bedroom: 16' x 19'-2"

2nd Bedroom: 13'-3" x 12'-5"

Marketed by

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