

Eden Isle Pool Home

1557 Eden Isle Blvd. NE • St. Petersburg, FL 33704

2 Bedrooms • 2 Baths • 2 Car Garage • 1,504 sq. ft.

76' x 108' Lot • Screened Pool • Fenced Rear Yard

Offered for \$285,000. • MLS# U7563382



You'll feel the stress of the day melt away as you drive home - nearing the water, crossing the Coffee Pot Bayou bridge, passing the lush landscaping, waving at neighbors strolling along the sidewalk. . . there's a reason that Snell Isle is such a desirable neighborhood!

This 1,500+ square foot gem is move-in ready. There's mature landscaping, a nice screened pool, 2 car garage, split floor plan, updated kitchen & baths and plenty of storage, just to hit a few highlights. And at just over 1,500 square feet, you won't spend every waking moment taking care of the house!

Just inside the leaded glass entry door, you'll find an L-shaped floor plan with a warm, welcoming living room. Newer neutral carpeting and Plantation shutters add to the ambience - you'll want to use this room often! Transition to ceramic tile flooring and you're in the dining room, adjacent to the kitchen.

The kitchen is nicely remodeled, with granite counter tops, wood cabinetry and stainless steel appliances. In addition to a smooth-top range, there's an Advantium combination oven/microwave/convection unit that's space-age efficient! A casual dining counter is perfect for conversation with the cook or a quick bite to eat.

The original Florida room has been converted and now makes a fantastic family room, overlooking the pool. It's a

great place to curl up with a book or catch a new release on tv. Sliding glass doors open to the pool deck, where you'll likely spend lots of time! The pool is large enough for serious swimming, and there's great space to barbecue and enjoy the outdoor within the screen enclosure, which was just replaced in August! The rear yard, with low-maintenance tropical landscaping, is completely fenced.

The Master suite is well-sized, with built-in bookcases and a bay window. There are handsome Plantation shutters here as well. A dressing area features a wide granite-topped vanity next to a walk-in closet to keep everything organized. The private bath is updated with granite counters, and a good-sized shower.

A split plan, the other bedroom and a full hall bath are on the opposite side of the home. This bath has also been updated, while keeping a few vintage pieces for charm. The inside laundry room offers a cool place to take care of the chores and additional storage.

All of this is in an established neighborhood just minutes from downtown St. Petersburg, with its shops, restaurants, museums and more! You'll love this location, and you'll love the house.

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

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Details . . .

- Leaded glass entry door
- L-shaped living/dining plan
- Kitchen features granite counter tops, wood cabinetry and stainless steel appliances, including an Advantium combo oven/micro/convection (refrigerator replaced in 2010)
- Carpeting in living room and bedrooms replaced 2009, ceramic tile floor throughout remainder of home
- Plantation shutters in living room and Master bedroom
- Inside laundry room
- Tankless hot water heater
- Swimming pool with screen enclosure (just replaced 8/12 with 1 year warranty)
- Garage door opener replaced 2010 (5 year warranty)
- Main roof is tile, installed 2000, flat roof over family room being replaced 11/2012.
- Automatic sprinkler system on reclaimed water
- Fenced rear yard
- Optional neighborhood assoc.
- Average Electric \$180/month
- Average Water/Sewer/Trash & Reclaimed Water \$88/month
- Average lawn care \$40/month
- Homeowner's Insurance \$1,673 plus flood insurance of \$1,500 per year.
- 2012 estimated property taxes \$4,155 without Homestead Exemption.



The dining room is adjacent to the kitchen, with the family room just beyond.



The Master suite has a private bath, a dressing area and a walk-in closet.



A split floor plan means the second bedroom and bath are on the other side.



There's plenty of space to enjoy on the pool deck or outside in the fenced yard.



ROOM DIMENSIONS:

Living Room: 12'-9" x 19'-9"

Dining Room: 10'-3" x 11'-7"

Kitchen: 11' x 9'-8"

Family Room: 10'-6" x 19'-4"

Master Bedroom: 16'-5" x 11'-10"

2nd Bedroom: 11'-10" x 11'-9"

Marketed by

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