

Golf Course Frontage

155 Almedo Way Northeast

St. Petersburg, Florida

Offered at \$340,000.

3 Bedrooms / 3 Baths ; 2,167 heated sq. ft.; Built in 1951
Golf Course Frontage Lot 80 x 143'

www.155-AlmedoWay.com



This immaculate Snell Isle home has an ideal location on the Renaissance Vinoy Golf Course. Incredibly well-maintained, it's just waiting for you to make it your own. Here are just some of the highlights:

- A trim, manicured front lawn and mature landscaping give great "curb appeal" as you arrive home.
- The front entry door opens into a spacious living room, with lots of windows for light, and a door opening to the rear yard. One wall has built-in bookcase shelving for your favorite things.
- The kitchen is small, but efficient, and incredibly clean. A window over the sink looks out to the rear yard and golf course. White cabinetry and counters keep the room bright. The vintage hide-away range and double ovens above are a real treat!
- Throughout the home are attractive and energy-efficient double-pane Thermapane casement and picture windows, new in 1998-99.
- The formal dining area overlooks the front yard. Currently used as an office, it's a versatile space now as a result of the later additions.
- The first modification was the creation of a large family room from the original breezeway. The room is so large that it's currently used for both casual seating and as a dining room.
- In the original sections of the home, gorgeous hardwood flooring is under the carpet, ready to refinish if you please.
- Everything in this home is spotless and meticulous - you'll appreciate how well it's been taken care of.

Marketed by

THE SHARON SIMMS TEAM

Direct (727) 866-0048 - Toll Free (888) SIMMS-88

E-Mail: sharon@ssimms.com Web Site: www.ssimms.com

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201 Second Avenue N., St. Petersburg, FL 33701

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- A great Master Suite, added in 1989, takes advantage of the lush rear yard and golf course views, with room for a sitting area. A split Master bath features a vanity with Corian counters.
- There are closets and storage galore in this home, including two cedar-lined closets, one in each of the other two bedrooms, which share a hall bath in excellent condition.
- The original single-car garage has been enclosed to create a large workshop area - the cleanest one you'll ever see! Overhead storage has lots of room for everything.



- A laundry room off the workshop is spacious and bright, and there's where you'll find the third bath, with a step-in shower and commode.
- The rear yard is overflowing with a variety of citrus trees, including both white and pink grapefruit. There's plenty of room for a pool.
- Irrigation is from an automatic sprinkler system on reclaimed water.
- On the other side of a low hedge is the impeccable Renaissance Vinoy Golf Course, offering endless views of lush greenscape.
- The roof is the original concrete barrel tile, and has never leaked!
- The air conditioning unit was replaced in 2003.
- 2004 Taxes \$6,169 (with no Homestead Exemption)

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ROOM DIMENSIONS:

- Kitchen: 8' x 10'
- Living Room: 21' x 14'
- Dining Room: 8' x 10'
- Family Room: 10' x 22'
- Master Bedroom: 19' x 12'
- Bedroom 2: 12' x 13'
- Bedroom 3: 10' x 13'



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