

Hidden Gulfport Gem

2218 Premier Drive S. • Gulfport, FL 33707

Offered at \$235,000.

3 Bedrooms + Den • 2-1/2 Baths • 2,009 square feet
Built 1955 • 1 Car Garage + Carport • 75' x 100' Lot

www.2218PremierDrS.com



If you're looking for lots of space and a flexible floor plan, this home is a must-see!

With three full bedrooms PLUS an office/den, AND a huge family room, you won't have to sacrifice to meet all your needs. The original terrazzo floors have just been refinished, and they're absolutely gorgeous!



There's a large living/dining room just inside the entry (above), plus a huge family room beyond that (below).



The kitchen is centrally located, with a pass-through dining counter to the family room. It's got lots of cabinets and counter space to work with, great pantry storage.

The family room is so large that there's space for lounging and dining, if you like. There are pocket doors from the living room so you can have privacy if you want it.

There's a screened porch out back (orange & grapefruit trees, too), and a workshop room off the garage for the handy-person. Washer and dryer are located in the garage, and there's also a carport so you've got covered spots for two cars.

The Master suite has a large bedroom, private bath with a shower and a walk-in closet. The other two bedrooms have terrazzo flooring - one has a half bath en suite and there's a full bath in the hall.

Tucked away on a quiet street near the heart of Gulfport, you'll appreciate the community amenities, including a public beach,

tennis courts, parks, and much more. There are great restaurants and shops. It's close to the Gulf beaches and there's easy access to the interstate. See it for yourself today!



The kitchen is centrally located and has lots of cabinet and counter space. Will you keep the vintage oven?



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CLHMS
MILLION DOLLAR
GUILD

Details At-A-Glance:

- Terrazzo floors uncovered and refinished June 2013
- Central kitchen with casual dining counter opens to family room
- Large family room with pocketing doors, new carpet June 2013
- Spacious office/den with built-in shelving and closet
- Master suite features private bath with shower and walk-in closet
- Second bedroom has a half bath en suite
- Rear screened porch
- Orange and grapefruit trees in back yard, lime tree in front
- Automatic sprinkler system on well water
- Electric ranges \$100-250/month
- Average water/trash \$70/month
- Lawn care \$70-100/month
- Homeowner's insurance \$1,677 per year currently
- Professionally inspected in May 2013, all necessary repairs completed (report available)
- Detached shed treated for subterranean termites 6/13
- **2012 Taxes \$1,219* with Homestead Exemption**
**Pinellas County Property Appraiser estimates that 2012 taxes without any exemptions would be \$3,374*



The Master suite (above) features a walk-in closet and a private bath with shower.



The other two bedrooms have terrazzo floors, and there's a full bath in the hall.



The office/den (above) has built-in shelving and cabinetry, plus a closet.



The screened porch is a great place to relax and enjoy.

ROOM DIMENSIONS:

Living Room: 12'-11" x 14'-5"
 Dining Room: 10'-7" x 13'
 Kitchen: 12' x 9'-8"
 Family Room: 19'-2" x 22'
 Master Bedroom: 16'-9" x 10'-7"
 2nd Bedroom: 11' x 10'-7"
 3rd Bedroom: 11'-5" x 14'
 Office/Den: 12'-7" x 10'-7"

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