

Updated and Ready!

5620 Burlington Avenue N.

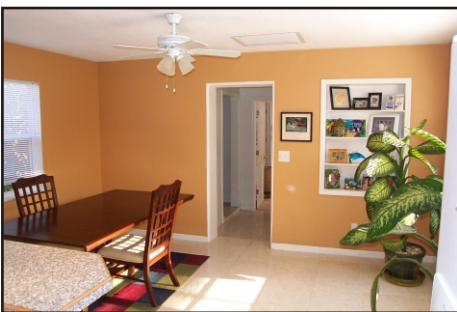
St. Petersburg

Offered at \$210,000.

3 Bedrooms / 2 Baths / 1 Car Carport

50 x 115' lot; Built in 1971

www.5620BurlingtonAve.com



There's more than just curb appeal to this home. There's a huge fenced rear yard with alley access and a single carport, and an interior that's completely updated. If you're ready to move in right away, this is the home for you!

- Brand new sod, landscaping and irrigation system.
- Paver pathway leads to the covered front entry & porch.
- The front door opens to a bright living room with neutral carpet and fresh wall paint.
- Display niche between the living room and kitchen is ideal for showing off favorite things.
- The kitchen is awesome, with white raised panel cabinetry (tons of storage space), classy stone-look laminate counters, white appliances, a built-in desk area, directional and accent lighting, and a tall breakfast counter.
- A dining room just beyond the kitchen could easily be used as a family room if you prefer. Built-in display shelves are perfect for books, photos or knick-knacks.
- A laundry closet is just beyond this dining/family room.

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

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The magic combination - three full bedrooms, two bathrooms, and covered parking - plenty of space, and flexible to meet your needs.

- A Master suite at the rear of the home has a private bath with a shower, lots of windows for light, and a huge walk-in closet.
- The other two bedrooms are in the front of the home, both with

generous closet space and bright windows.

- A hall bath with a tub has been updated while taking advantage of the original tile design & color scheme.
- A new 40 gallon water heater (with 11 year warranty) was installed in May 2005.
- A new utility shed offers storage for your yard equipment and extra stuff.
- Electric system completely updated in May 2005.
- The rear yard is completely fenced, with alley access to the carport.
- New sprinkler system on well water with automatic timer.
- \$1,500 carpet allowance being offered to buyers.
- New shingle roof was installed in early 2005 (according to permit history); existing roof warranty is transferrable to buyers.
- **2005 Property Taxes \$2,988.** *Homestead exemption in place for 2006.



ROOM DIMENSIONS:

- Living Room: 14' x 15'
- Kitchen: 11' x 13'
- Dining Room: 11' x 14'
- Master Bedroom: 12' x 12'
- 2nd Bedroom: 12' x 10'
- 3rd Bedroom: 11' x 11'

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Sharon Tami Rob

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