

Love This Loft!

523 4th Avenue S #16 • St. Petersburg, FL 33701

Offered for \$169,000 (Short Sale)

2 Bedrooms • 2 Baths • 1-1/2 Garage Spaces

Built in 2006 • 1,272 sq. ft. • MLS#7502639

www.ArlingtonLoftsCondo.com



Stunning is the word to describe this loft condominium just blocks away from the core of vibrant downtown St. Petersburg. Exposed brick walls, a great room plan and high ceilings are hallmarks of the loft style. Bamboo floors complement the style with a sleek, elegant look.

The kitchen is totally upgraded with rich granite counter tops and solid cherry cabinetry with soft-close doors and drawers and top-of-the-line appliances and fixtures. A bar refrigerator is tucked away behind paneling, so it's a surprise to find. There's a large walk-in pantry and laundry room, with high-end stacked washer & dryer that are included! A casual dining counter connects the kitchen to a huge, open great room.

Walls of built-in oak bookcases offer endless display space for your favorite books or treasures, and there's a hide-away dining table that seats six. There's a covered balcony large enough to accommodate a bistro table & chairs, so that you can enjoy the lovely Florida weather.

The Master suite is quite large and has a luxurious private bath with a glass shower enclosure and tiled surround. The second bedroom

functions perfectly as extra bedroom and/or office (there's a built-in custom office setup currently), and there's a hall bath for your guests.

No expense was spared - from custom lighting to upgraded ceiling fans, solid wood plantation shutters and professional window tinting on the west side. It's gorgeous and efficient; exactly what you want to come home to.

This unit is in the only building in the complex with an elevator, which you'll appreciate! The community is gated, with a secure garage - this unit has an oversized parking space and a storage room. There's a splash pool and a common grill area for residents.

You'll love walking to the Saturday morning market, enjoying the shops and restaurants downtown. Interstate access is a snap; be at the award-winning Gulf beaches in 15 minutes, or get to Tampa International Airport in roughly a half an hour. **Come see for yourself today how cool downtown loft living can be!**

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

THE
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Details . . .

Interior Features:

- Totally upgraded kitchen with granite counters, solid cherry wood cabinetry with soft-close doors & drawers
- R/O drinking water system in the kitchen
- Whole house water conditioning system (no salt necessary)
- Walk-in pantry closet with stacked washer & dryer (included)
- Bamboo flooring
- Built-in bookcases along great room east wall with wine storage and hide-away dining table for 6
- Master bath shower completely remodeled February 2011
- Upgraded lighting throughout
- Solid wood plantation shutters

Exterior Features/Systems:

- Elevator service from garage
- Parking space #16 is oversized
- Storage closet in garage
- Splash pool & outdoor grill area
- Direct TV dish on roof conveys
- Anti-mold UV lighting in A/C unit

Miscellaneous/Other:

- Short Sale; subject to 3rd party approval.
- Association fee \$392/month, includes exterior maintenance, building insurance, roof, lawn/landscaping, water/sewer/trash removal, elevator & pool
- Average electric bill \$93/mo
- Homeowner's insurance \$649/yr (contents coverage only)
- 2010 property taxes \$2,438* with Homestead Exemption.

**Pinellas County Property Appraiser indicates that 2010 taxes without any exemptions would be \$3,326.*

ROOM DIMENSIONS:

Great Room: 20'-2" x 25'

Master Bedroom: 14'-4" x 14'

2nd Bedroom: 11' x 13'-8"

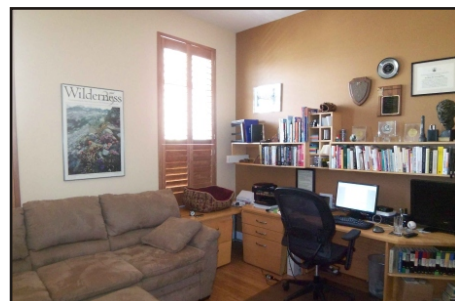
Balcony: 5' x 8'



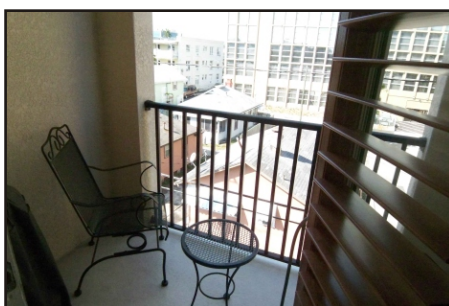
The large Master suite is a true retreat. It features a lavish bath completely redone and upgraded with tumbled travertine tile and a glassed shower.



The hall bath is excellent for guests, whether visiting or staying over.



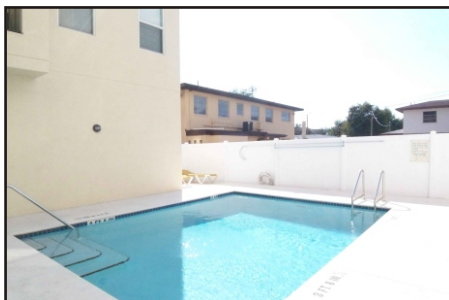
The second bedroom has a custom built office setup.



Enjoy the balmy Florida weather out on the balcony.



You'll love the walk-in pantry and laundry closet!



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