

Redington Beach Waterfront

16122 6th Street E., Redington Beach, Florida

Offered at \$569,400.

3 Bedrooms / 2 Baths / 2 Car Garage • 1,940 heated sq. ft.

Built in 1971 but completely updated & modern

Waterfront Lot Size 83' x 110' • MLS#U7581586

NOTE: This property is being offered "as is" in a short sale; subject to third party approval. Most photos are from the previous listing; property has not been owner-occupied for several years.



www.16122sixth.com



The great room is spacious and light, with vaulted ceilings, a lovely fireplace, and lots of windows.



The kitchen has lots of counter and cabinet space.



This premier Redington Beach cul-de-sac address offers over 110 feet of deep, wide open, sunset view water. Combined with a great floor plan, it's move-in ready.

- A terra-cotta colored barrel tile roof (2002 per permit history), graceful arches and paver pathways create an inviting ambience.
- Mature palms and flowering tropical foliage add to the curb appeal.
- A lovely covered entry opens into a great room with soaring ceilings.
- A wood-burning fireplace defines the space and adds warmth.
- French doors and new double-pane windows draw your eye right out to the gorgeous patio area and wide water beyond.
- Neutral 18" ceramic tiles laid on the diagonal flow throughout the traffic areas, accented with inlaid designs at the entry and thresholds.
- A spacious kitchen features a peninsula for casual dining, rich blue tile accents and granite counter tops, plus tons of cabinet & pantry space and a well-lit lower-height "office" area.
- Newer appliances offer a contemporary feel.
- The garage opens to the inside conveniently by the kitchen.
- A bright, colorfully themed hall bath features a tub and vanity.
- Step out to a fabulous world of waterfront patio, with pavers and saltillo tile that create intimate seating areas and sun deck space.



Wide water frontage is the key to this outstanding home. Enjoy sunsets like you've never imagined, watch dolphins frolic off your seawall, and discover the unique sensation of living on the water.



Marketed by

THE
**SIMMS
TEAM**

ALVA INTERNATIONAL, INC.

Office (727) 898-2582

E-Mail: info@simmsteam.com

238 Beach Drive NE, St. Petersburg, FL 33701



Enjoy this spacious Master suite with a lavish bath & large mirrored closets.



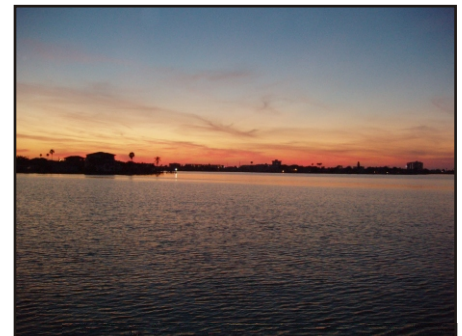
- A split bedroom plan maintains privacy for the Master suite
- The Master bedroom opens from the great room with French doors, features vaulted ceilings and a set of sliding glass doors out to the patio
- The Master bath has a double vanity as well as a lower dressing table, just across from the closets with mirrored doors
- Heat lamps adjacent to the tiled shower ensure warmth on cooler days
- All of the bedrooms have neutral carpeting



The other bedrooms are light and bright, with great closet space.



- Outside, a long, narrow pool is great for the lap swimmer. The pool is heated, with a salt chlorinator and Polaris cleaning system
- Several areas are defined by pavers and saltillo tile - relax in a hammock on your private "beach," wander along the walkways, or play in the grass
- A fully fenced rear yard features wrought iron along the seawall so your view is unobstructed, but the gates mean safety at the water's edge
- A 10,000 lb. boat lift with large dock, tie poles and deep water are ideal for keeping all your watercraft ready for launch at a moment's notice
- Sprinklers on reclaimed water keep the landscaping lush and green. An automatic timer adds efficiency.
- New dual-paned windows and doors, a newer hot water heater, A/C system replaced in 2007, recessed track lighting, and bathrooms with premium tile and hardware are just a few of the other features you'll enjoy in this fabulous Florida home.
- 2012 Taxes \$8,102 (without Homestead Exemption)



ROOM DIMENSIONS:

Kitchen: 11'9" x 18'

Great Room: 20'2" x 32'7"

Master Bedroom: 11' x 21'4"

2nd Bedroom: 13' x 11'

3rd Bedroom: 9'11" x 11'

Information contained herein is believed accurate but is not warranted.

Marketed by

**THE
SIMMS
TEAM**

Office (727) 898-2582 - Toll Free (888) SIMMS-88
E-Mail: info@simmsteam.com

ALVA INTERNATIONAL, INC.
238 Beach Drive NE, St. Petersburg, FL 33701



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