

Paradise at Vinoy Place



555 Fifth Avenue NE #522

St. Petersburg, Florida

Offered at \$875,000.

This 3 Bedroom, 2-1/2 Bath condominium home is the epitome of urban living in vibrant downtown St. Petersburg. An inviting floor plan enhanced by numerous quality upgrades and custom features focuses on dramatic views of Tampa Bay and the downtown waterfront. Combined with excellent community amenities, it's an uncompromising lifestyle that you'll treasure.

Adjacent to the historic Renaissance Vinoy Resort, it's walking distance to museums, entertainment, dining and more. You're just minutes from easy interstate access north to Tampa International Airport, or south to Sarasota/Bradenton.

This fantastic home in its prime location is just waiting for you!

Marketed by

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Classy yet comfortable, this is a home for living.

A set of two elevators brings you upstairs to your private entrance hall, with rich wood floors and walls painted in shades of warm sunshine. Extraordinary layers of molding in the coffered ceiling overhead are a tell-tale sign of the quality workmanship you'll find inside. Elegant white raised panel double doors with brass-toned lever hardware usher you inside, where you're immediately taken in by the unusually open floor plan and panoramic views through walls of windows and sliding glass doors.



After removing a section of wall in the kitchen, the result is a dramatic open feeling and outside view (below) and a wide counter for casual dining or conversation with the chef (above left).



The gourmet kitchen (shown above) features many upgrades, including:

- Granite counter tops
- Raised panel wood cabinetry
- Center island with wine storage
- Pull-out cabinetry features
- Stainless steel appliances, including double ovens

The great room provides a place for both living and entertaining, with a lovely dining area nestled in a niche surrounded by tall windows. The current owners replaced all of the window & door casings and window sills to match the elegance of the views. Upgraded window treatments are so subtle that they're virtually hidden when not in use. Rearrange your furniture to your heart's delight in this spacious, open room.

From the great room are sliding glass doors to a wrap-around balcony, one of three totaling 668 sq. ft., with views north, east south, and southwest that capture every element of this ideal location, from parks to open water to the cityscape. A petite private balcony just beyond the kitchen allows a separate space for outdoor cooking, without cluttering the other balconies.

The kitchen is a gourmet's delight, with high-quality stainless steel appliances including a smooth-top range and double ovens. Rich wood cabinetry offers plenty of storage space, and upgrades include wine storage in the center island and pull-out features that you'll appreciate. Granite counters offer several versatile work areas, and under-cabinet task lighting makes every inch of space useful. A breakfast nook is ideal for informal use, but the space is quite flexible, as you can see (at right) that it is currently furnished with a desk and chair.

This home's entire floor plan is open for your personal interpretation, and flexible to accommodate your own individual lifestyle. Whether you want a retreat or a place for entertainment, this plan is truly outstanding. Slightly modified and enhanced from the developer's original design, it's one of a kind.



Security features in the private entrance hall (above) allow you to lock out elevator access if desired. There's also a very handy trash chute and stair access.



Looking southwest at Vinoy Basin and downtown St. Petersburg.



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Retreat to your personal space.

One wing of the home encompasses all three of the bedrooms and also your utility features. Aside from the powder room, which will be a treat for your guests, with a wood chest adapted as a vanity and hand-stenciled walls, this section of your home is your private retreat. The hall opens to a unique feature of this community, the "Vinoy Room." In this particular home, the kitchen cabinets displaced by the removal of the partial wall have found a new home here, adding custom storage and display space to this incredibly



The versatile "Vinoy Room" can be used as a media den, a home office or any number of applications.

versatile room. A walk-in closet has been added to one side of this room, enhancing the storage space found throughout the home. Also accessible from this central hall is the spacious utility room, with laundry facilities, a deep sink, and lots of cabinets, counters and storage space.



The second and third bedrooms both open to a "Jack & Jill" full bath with ceramic tile flooring, an ample step-in shower, granite counters and more of the rich wood cabinetry.



All of the bedrooms open to delightful balconies through sliding glass doors. The second and third bedrooms share a full bath between them, and offer plenty of space for family members or guest accommodations. The Vinoy Room can double as extra space if necessary, as the current owners have furnished it with a day bed.

Double entry doors open from the Vinoy Room to an exceptional Master suite, full of light from windows and its sliding glass doors. Its design allows for lots or little furniture, whichever you prefer. A hall leads to the walk-in closet, expertly crafted with organizational storage made charming with wood and brass tones. You'll absolutely adore the Master Bath! A continuation of the granite counters and wood cabinetry makes this room warm and inviting. An upgraded whirlpool tub graces the center of the room, separating the two vanities. There's also a large shower surrounded with ceramic tile and encased in glass. Light ceramic tile floors keep this room bright, and lots of mirrors add depth and drama. Plantation shutters ensure your privacy but allow a glimpse of the north view.



The Master Bath features a whirlpool tub for soaking your cares away.



All in all, this stunning home offers the best of condominium living without sacrificing the amenities of a luxury single-family home. With the community features of Vinoy Place, you'll experience the best

of both worlds, in the only downtown St. Petersburg condominium development with a view of the downtown skyline. Make this your home, and see what everyone's raving about!

Offered at \$875,000 (Below the current appraised value)

*Marketed by Sharon Simms, CIPS, CRS, GRI
COLDWELL BANKER Residential Real Estate, Inc.*



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Above, looking south from the balconies outside the Master and second bedrooms. Below, looking north.



FOR THE DETAIL-ORIENTED:

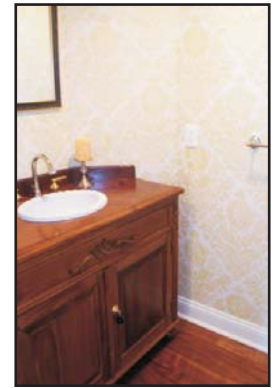
Built in 2001 and adapted from the original Marinella plan, this condominium home offers a dynamic open floor plan, with generous room sizes:

- ☞ Great Room: 23'-6" x 20'-0"
- ☞ Dining Room: 17'-0" x 11'-3"
- ☞ Kitchen: 18'-3" x 13'-0"
- ☞ Breakfast Room: 9'-10" x 7'-0"
- ☞ Vinoy Room: 18'-4" x 10'-11"
- ☞ Master Bedroom: 20'-8" x 17'-10"
- ☞ Bedroom 2: 16'-0" x 13'-0"
- ☞ Bedroom 3: 14'-7" x 12'-4"
- ☞ Living Area: 2,993 sq. Ft.
- ☞ Terrace Area: 668 sq. ft.

Located in desirable Tower 2, the community areas are just an elevator button away. Vinoy Place amenities enhance the features of this home, offering many convenient aspects to condominium living:

- ☞ 24-hour staffed entrance gate
- ☞ Two covered parking spaces
- ☞ Twin secure elevators
- ☞ Private Entrance Hall
- ☞ Monthly Maintenance Fee: \$652.00

This home has been enhanced by extraordinary upgrades throughout, selected with the finest taste to match the quality of the home's design. Details highlighted in the photos at right include the granite dining counter looking into the kitchen, upgraded window casement, the powder room vanity, coffered ceiling molding detail and the Master closet configuration. Over \$80,000 has been spent on upgrades throughout, including:



- ☞ Stainless steel appliances (double oven, refrigerator, microwave, dishwasher, sink)
- ☞ Polished chrome faucet, soap dispenser, custom strainer basket
- ☞ Center island with wine storage
- ☞ Custom raised-panel cabinetry with pull-out features
- ☞ Raised-panel doors with lever hardware
- ☞ Granite counters in kitchen & baths
- ☞ Crown moldings in great room, traffic areas and Master Bedroom
- ☞ Layered crown molding and dentils in coffered ceiling detail (entrance hall and Vinoy Room)
- ☞ Surround-sound speakers & wiring
- ☞ Dimmer switches added throughout
- ☞ Extra walk-in storage closet
- ☞ Upgraded lighting and ceiling fans
- ☞ Custom closets throughout
- ☞ Upgraded blinds and Plantation shutters
- ☞ Gorgeous cherry wood floors throughout, except bedrooms, baths & utility areas
- ☞ Partial kitchen wall removed to create wide dining counter & open views
- ☞ Whirlpool tub in Master Bath
- ☞ Hand-stenciled walls in Powder Room
- ☞ and much more.



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