

# Downtown Getaway

1012 N. Shore Dr. NE #41 • St. Petersburg, FL 33701

Whispering Waters 55+ Condominium

Offered at \$140,000

Studio • 1 Bath • 1 Garage Space

Built 1959 • 456 square feet • Wrap-around Balcony

Pool • Community Room • Laundry Facility

[www.Come2StPete.com](http://www.Come2StPete.com)



**Location, location, location.** That's what this studio /efficiency condo offers. A fantastic location along the St. Petersburg waterfront parks, with views of Tampa Bay. It's a turnkey operation, perfect for a vacation getaway or a pied-

a-terre; just blocks from vibrant downtown without being in the middle of the hustle and bustle.

Totally renovated, this apartment has great space tucked into a small package. A murphy bed tucks away to maximize the living area by day. There's a built-in corner unit for tv, display and storage.

The kitchen is awesome - warm wood cabinets are offset by rich granite counters and a colorful glass tile backsplash. There are stainless steel Frigidaire appliances including a refrigerator, oven, smooth surface range and microwave. All the appliances are full-size except for the mini-dishwasher. A casual dining bar opens to the living space.

Sliding glass doors open to a tiled wrap-around screened balcony that's nearly half the size of the apartment! You'll enjoy watching the sun rise over the water and the expansive parkland. With both east and south exposure, the sun won't chase you away any time of the day.

The community has excellent amenities, including a large swimming pool, well-groomed campus of pathways and water features, a club room, shuffleboard, gas grill and laundry

room with brand new machines. There's even an orange tree if you want to pick your own! Each unit here has a shared garage space with storage, something you won't find often.

See for yourself today how much you'll love living the North Shore waterfront lifestyle!



#### The remodeled kitchen features:

- Gorgeous granite counter tops
- Glass mosaic tile backsplash
- Stainless steel Frigidaire refrigerator, oven, smooth-top range & microwave
- Stainless steel mini-dishwasher



**You'll love the views of Tampa Bay, from the living room (above) and the tiled balcony (below), which wraps around.**



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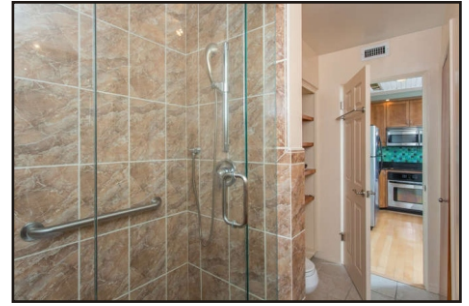
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## Details At-A-Glance:

- Great water views of Tampa Bay
- Totally remodeled studio /efficiency with murphy bed
- Blonde wood floors in living area
- Built-in corner cabinet for tv
- Remote controlled ceiling fan/light in living room
- Casual dining counter
- Kitchen has full-size stainless steel appliances except mini-dishwasher (Frigidaire refrigerator, oven, smooth surface range and microwave)
- Granite counters in kitchen and bathroom
- Bath has clever closets and storage cabinetry, full-size vanity
- Wrap-around tiled 200 sq ft balcony
- Community amenities include swimming pool, community room, gas grill, shuffleboard, laundry room
- Shared garage #13, for 1 car, deep storage closets in garage (no rental of garage spaces)
- No pets are allowed
- Application (\$200 per new owner), association approval, background check and interview required
- Must own for 2 years before renting, then 1 year minimum leases
- 55+ community
- Monthly maintenance fee \$272.13, includes water/sewer/trash, roofs, electricity, building insurance, exterior maintenance and reserves
- Handyman (fellow owner) on site at owner's expense
- Owners pay \$318/year flood insurance for interior/contents
- **2014 Taxes \$1,472 without Homestead Exemption**



The remodeled bath has a granite-topped vanity, tiled shower and clever storage.



The swimming pool is the centerpiece of the Whispering Waters campus.



There are great community features, including shuffleboard and laundry room.



You'll love being part of St. Petersburg's vibrant waterfront community.

Marketed by  
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