

# Harbor Isle Haven



1438 75th Circle NE - St. Petersburg, Florida 33702

4 Bedrooms + 2 Bonus Rooms • 3 Baths • 2 Car Garage  
3,075 sq. ft. • Built in 1978

Pool & Covered Lanai • 86' x 169' Landscaped Lot

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

THE  
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PHOTO GALLERY



*This Harbor Isle home has the right match of elegance and comfort to suit your style. Your first impression is the stunning African mahogany flooring that flows throughout the home. An L-shaped living and dining area is ideal for entertaining, with wide windows for light and lovely views, and French doors that open to the lanai so that you can make the outdoors an equal part of your indoor space.*



*The kitchen is centrally located, with tons of counter and cabinet space. There's a casual dining counter as well as a pass-through window to the lanai. Beautifully updated, the kitchen area flows into a wet bar and pantry area with a breakfast nook also opening to the lanai. There's a built-in recess for a wine refrigerator and a spacious closet pantry. It's the kind of space that looks great but functions even better.*



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## PHOTO GALLERY



The favorite spot downstairs is a fantastic large family room. French doors open from here to the pool deck, allowing for great indoor/outdoor flow. A wood-burning fireplace adds warmth and charm. A home gym adjacent to this room is totally ready for your workouts. In addition, the garage is currently used as a professional CrossFit studio (equipment available for purchase). It's air conditioned and wired for both cable tv and surround sound!



In this wing of the home, you'll find two bedrooms with a bright hall bath, and a great inside laundry room (new Bosch washer & dryer are included). It's nice to have the split bedroom plan so that there's privacy for your guests or family members. One of these bedrooms is currently used as an office/convertible suite. Both have generous closet space.

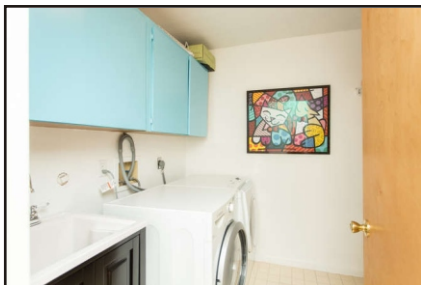
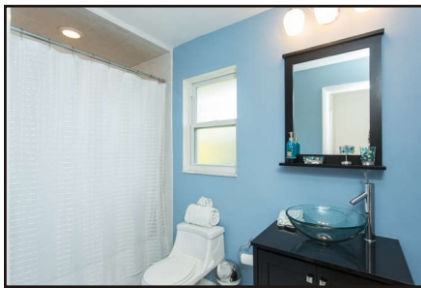


PHOTO GALLERY



On the other side of the home, there's a downstairs Master suite with a private bath. You'll appreciate the large walk-in closet here. There's also a bonus studio/craft/office space with French doors to the lanai. It's a bright space with additional closets, so whatever your hobby or your space needs, you can accommodate it here!



Upstairs, the new master (added in 1995) has vaulted ceilings with directional and recessed lighting and crown molding. French doors open to a balcony overlooking the back yard. There's a walk-in closet that seems to go on for miles, and the bath features double sinks in a wide vanity, a jetted tub and separate shower. (The upstairs has its own A/C unit and hot water heater.)



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## PHOTO GALLERY



*You'll likely spend most of your time enjoying the outdoors. The covered lanai is perfect for relaxing, with twin ceiling fans, and you'll love lounging in the pool or sunning on the paver decking. There's a huge yard with lots of shady trees, and a peek-a-boo view of the lake. It's surprisingly private, and one of the things that you'll enjoy the most about this home.*

**Live. Laugh. Play.** These are the things you'll do when you live here. Make it yours today!



### CARRYING COST DETAILS:

- Optional Harbor Isle Homeowner Association \$35.00 per year. Deed restrictions apply regardless. For more information, visit [www.HarborIsleHOA.com](http://www.HarborIsleHOA.com)
- Average electric bill is \$400/month (Duke Energy)
- Average water/sewer/trash bill is \$125/month (City of St. Petersburg)
- Lawn care \$125/month
- Security monitoring \$20/month (system is owned)
- Pest control service \$20/month
- Homeowner's insurance \$2,517/year plus \$600/year flood (2013 elevation certificate available)
- **2013 Taxes \$6,442\* with Homestead Exemption**  
*\*Pinellas County Property Appraiser estimates that 2013 taxes without any exemptions would be \$7,903*

### ADDITIONAL NOTES:

- Speakers on the lanai, in kitchen, garage and downstairs master suite convey - removable speakers in the gym and family room do not convey.
- Dining room chandelier is a family heirloom and does not convey.
- Wine & beer refrigerators do not convey, but may be available for sale; please ask if interested.
- Water softener & kitchen reverse osmosis systems are not functioning and conveyed as-is.

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## IMPROVEMENTS

### KITCHEN:

- New Frigidaire Elements appliances (Refrigerator, Range/Convection Oven, Dishwasher, Microwave) 2008 - \$3,300
- QuakerMaid® cabinets refinished, new hardware and glass inserts installed 2008 - \$4,000
- Granite counter tops installed 2008 - \$18,000+
- Tile backsplash installed 2013 - \$500
- New sinks (2) and faucets 2008 - \$500
- New lighting with 4 pendant accents 2008 - \$500
- Insinkerator® Evolution XL 1 hp continuous feed garbage disposal 2008 - \$900

### BATHS / PLUMBING:

- Both downstairs baths completely remodeled, including low-flow high-volume toilets, 2002 and 2008 - \$12,000
- Upstairs hot water heater and timer installed 2013 - \$750
- Downstairs hot water heater timer replaced 2013 - \$150

### FLOORING:

- Mullican Chalmette engineered African Mahogany 5" flooring with new baseboards, approximately 2,500 sq ft including closet floors 2013 - \$35,000 (Initial estimate was \$59,000, price was reduced by creative, aggressive research and shopping)

### MISCELLANEOUS:

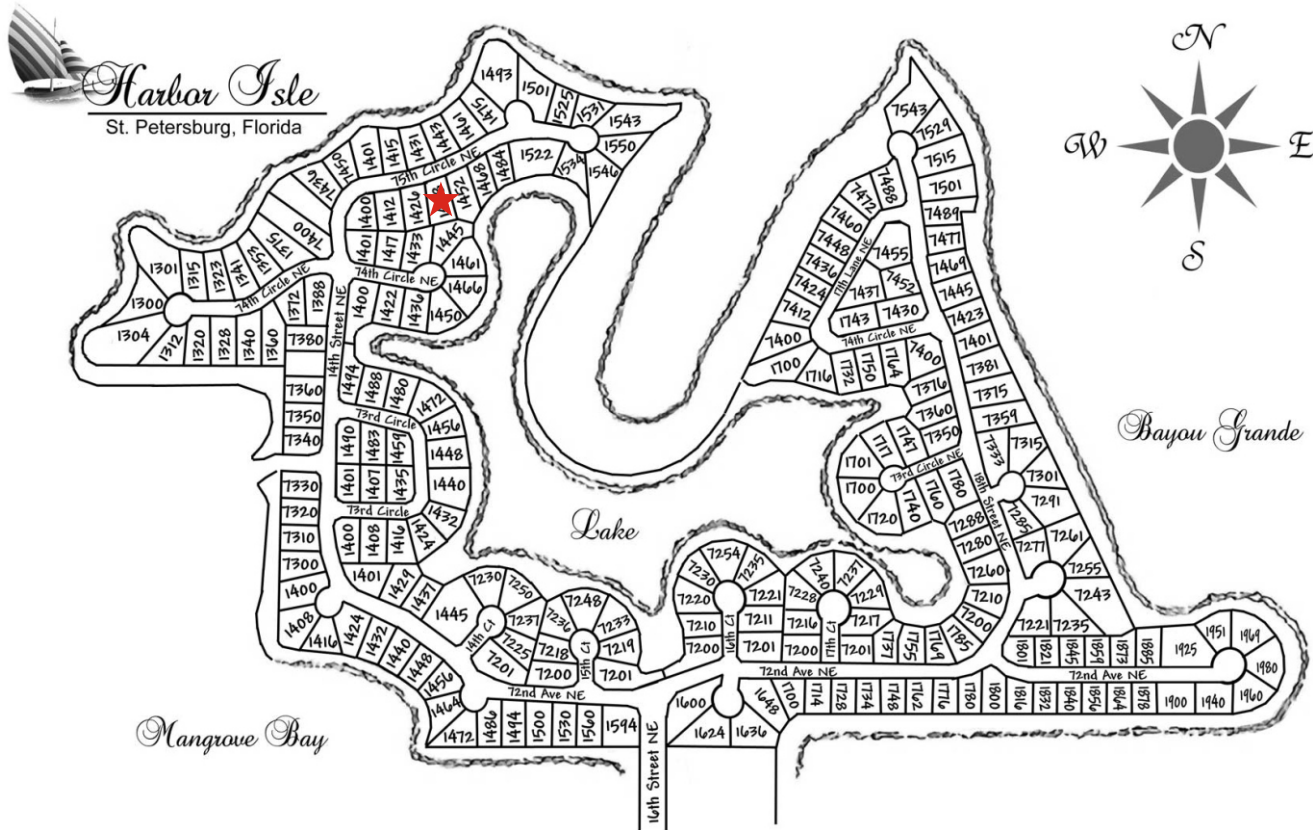
- Popcorn ceilings removed, new ceilings installed 2008 - \$3,000
- R30 insulation blown downstairs 2013 - \$600
- A/C vents (2) installed in garage (can be closed to conserve A/C) 2009 - \$300
- EMG alarm system installed 2008 (not leased) - \$500
- New closet doors, room doors 2008 - \$1,000
- New blinds throughout 2002 - \$500
- Interior painted 2002 and 2008 - \$5,000
- Surround sound / speaker wiring throughout downstairs, lanai & outside - \$3,000
- New Bosch washer & dryer approx. 2-3 years old - \$2,000

### EXTERIOR / SYSTEMS:

- House repainted 2002, retouched 2013 - \$8,000
- New gutters installed 2010 - \$2,500
- New 30 year dimensional shingle roof installed 2008 - \$19,000
- All new landscaping 2008 - \$6,000
- New paver decking, pool resurfaced with Pebble Tec® and new tile surround 2005 - \$6,500
- Pool Pump & Filter (1.5 hp pump, 1-1/2" multiport, 36 sq ft DE filter) 2011 - \$2,200
- New French doors throughout 2002 - \$4,000
- All new windows, double-paned and pop-out for easy cleaning 2002 - \$9,500
- A/C Two separate zoned units:
  - Main house - 5 ton Carrier Infinity series with Merv 15 hospital grade filter (\$1,000 upgrade) and GPS 2400 Air Ionizer with new return 2009 - \$11,000
  - Upstairs 1-1/2 ton Goodman commercial unit mfg. 2003, installed 2007 - \$2,000

# Harbor Isle

The Harbor Isle Neighborhood consists of 218 single family homes and is located in northeast St. Petersburg between Mangrove Bay Golf Course and Weedon Island. This waterfront community has a large interior lake and is bordered to the north and east by Bayou Grande. These waterways are perfect for boating, canoeing, fishing, etc.



Harbor Isle Subdivision was platted in the 1970s. Many of the homes were built by Rutenburg, Sibley and Bruce/Williams. Prior to this development, the land was connected to Weedon Island via a bridge which was used as a thorough fare between St. Petersburg and the Gandy area. (Visit [www.HarborIsleHOA.com](http://www.HarborIsleHOA.com) for more information about the neighborhood.)

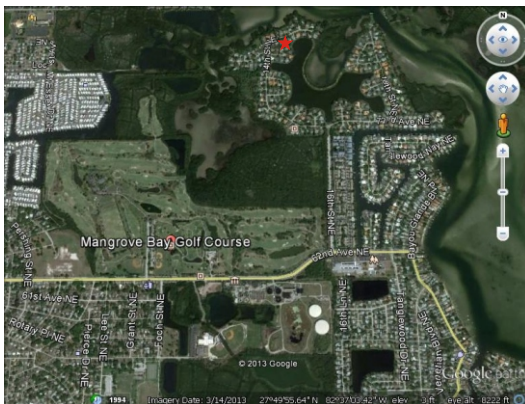
Sidewalks meander through the neighborhood, allowing residents to enjoy the natural flora and fauna as they pass by the many lakes and lush lawns. It's a serene, peaceful place to live.



Photo courtesy of City of St. Petersburg

## LOCATION, LOCATION, LOCATION

The neighborhood of Harbor Isle is in northeast St. Petersburg. You'll find restaurants, shopping and recreation within easy reach - sidewalks and bike lanes encourage enjoyment of the outdoors. If you're a golfer, you'll appreciate Mangrove Bay Golf Course, a city owned and managed par-72, 18 hole course on 180 beautifully maintained acres. There are also parks, ball fields and playgrounds nearby.



It's just minutes from access to Interstate 275 and a short drive to bustling downtown St. Petersburg. Within thirty minutes you can be at Tampa International Airport ([www.tampaairport.com](http://www.tampaairport.com)) or the St. Petersburg/Clearwater International Airport ([www.fly2pie.com](http://www.fly2pie.com)), which offers general aviation as well as carriers serving destinations in the Northeast, Midwest, South and Canada.



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