

# Stylish Snell Isle Home

219 Catalan Blvd. NE • St. Petersburg, FL 33704  
Offered for \$375,000

3 Bedrooms • 2 Baths • 1 Car Garage  
Built 1955 • 1,826 square feet  
70' x 123' Lot



[www.219Catalan.com](http://www.219Catalan.com)

*"What an awesome neighborhood. Whether it's walking, biking or running, it's a great place to be outside," say the sellers of this home. "There is a wonderful mix of neighbors interested in each other and creating a great place to live."*

If that sounds good to you, then you've found the right home, just minutes from downtown with lots of nearby recreational opportunities including parks and waterways.



#### The updated kitchen features:

- Granite counter tops & dining counter
- Raised panel cherry-colored cabinetry
- Ceramic tile flooring
- Glass-front display cabinetry
- Under-cabinet and display lighting



Lovely hardwood floors welcome you into a large living room with an L-shaped bonus space for a den or study. Beyond that are the dining room, family room and updated kitchen. The floor plan is flexible to meet your needs.

*"We enjoy the kitchen and family area, where we can be together preparing meals, doing homework, relaxing or working on the computer. The living room has been a great place to entertain company for the big game or family for holidays."*

This home has some of the favorite features of its era, like large rooms and gorgeous hardwood floors through most of the home. Among the modern features are an updated kitchen and a totally remodeled Master Bath. Lots of light flows through this home, too, which you'll surely enjoy.

The rear yard is quite large, completely fenced, with a storage shed. Gorgeous oak trees offer lots of shade for the terra cotta tiled patio area that's just outside the family room; grill out and enjoy the outdoors on warm spring & summer days. Transform the back yard into whatever you'd like it to be to suit your lifestyle.

Three spacious bedrooms include a Master suite with private bath. An additional full hall bath features charming original tile work and lots of cabinetry for storage. As a matter of fact, you'll appreciate the abundance of extra storage and great closet space in this comfortable home.



**The floor plan is very flexible. Above is the living room. Below is the dining room with an adjacent bonus/den area.**



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## Details At-A-Glance:

- Roof replaced in 2013
- Master Bath completely remodeled 2005, with granite vanity counter top
- Kitchen appliances include disposal, dishwasher, microwave, downdraft cooktop, range/oven and refrigerator
- Hardwood floors throughout home except tile in kitchen and family room
- Single-car garage features an automatic door opener with remote control
- Washer/dryer included; hookups are in the garage
- French doors open from family room to back yard
- Completely fenced rear yard features storage shed & terra cotta tiled patio
- Automatic sprinkler system on reclaimed water
- Attic insulated in 2005
- Existing, transferrable American Home Shield warranty valid through June
- Transferrable termite warranty
- **2014 Taxes \$6,526 without Homestead Exemption**



The Master suite (above) features a private bath totally remodeled in 2005.



The vintage hall bath (above left) is closest to the second bedroom (above right).



The third bedroom (above left) is just beyond the bonus/den area (above right).



The family room (above left) opens out to the fenced back yard & patio (above right).



## ROOM DIMENSIONS:

Living Room: 20'-11" x 14'-11"  
Kitchen: 10'-5" x 11'  
Dining Room: 10' x 11'  
Family Room: 10'-5" x 11'  
Den/Bonus area: 10'-5" x 11'  
Master Bedroom: 12' x 14'  
2nd Bedroom: 12' x 14'  
3rd Bedroom: 11'-6" x 16'-5"

Marketed by

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