

Water Access Opportunity

5098 Shore Acres Blvd. NE • St. Petersburg, FL 33703

Offered at \$300,000

3 Bedrooms • 2 Baths • 2 Car Garage

Built 1968 • 1,715 sq. ft.

Pool • 91' x 108' Lot

Dock with water access • Davit



www.ShoreAcresHomeForSale.com

If you're looking for a home with water access that you can update to suit your taste, this could be the one! On a corner lot with a circular driveway, this split bedroom plan has great bones, in a great neighborhood.

A covered entry opens into a foyer with a large coat closet. From



The kitchen opens to the dining area and to the family room, which has sliding glass doors to the screened porch.



there you'll find a large formal dining room with built-in display cabinetry. The bedrooms are split, with the Master suite on one side and the other two bedrooms sharing a hall bath on the other.

Continue in to the dining area that opens to the kitchen and the large family room. The kitchen has a casual dining counter and plenty of cabinet and counter space. The family room is large and bright, and has sliding glass doors opening to the screened porch, where you'll enjoy nice views of the yard and the water beyond.

The pool is heated by solar panels, and has a sweep and newer equipment. There's still enough yard to enjoy, with a great deal of privacy. You'll love the mature landscaping, including a 40+ year old bird of paradise, rose bushes and even a lemon tree.

At the water's edge is a small dock where you can drop in a fishing line, and a davit for your jet ski. This waterway is ideal for canoeing,

paddleboarding and small boats, but if you need big boating water, please pass.

You'll really appreciate being in a community with parks and recreation facilities, just fifteen minutes from vibrant downtown St. Petersburg! Come see for yourself what an opportunity this is!



A covered entry opens to a foyer with a large coat closet, leading into the formal living room with built-in shelving.



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Details At-A-Glance:

- Circular driveway
- Covered entry
- Newer double-paned windows and sliding doors throughout
- Split bedroom floor plan
- Terrazzo under carpet & tile floors
- Hall bath features jetted tub
- Natural gas hot water heater and furnace, gas is piped to kitchen
- Solar heated pool with sweep was recently resurfaced and pool equipment is newer
- Mature landscaping
- Small dock with davit on roughly 15' of water frontage
- Automatic sprinkler system on reclaimed water
- Shingle roof installed 2001 (20 year warranty)
- Washer & dryer in garage
- Exterior painted within last few years
- Homeowner's Insurance \$2,916/year
- Flood Insurance \$2,155/year
- Average electric \$100/month
- Average water/sewer/trash \$100/mo.
- Natural gas \$25/month
- Lawn care \$85/month
- Pool care \$57/month
- New 3-ton A/C unit & heat pump installed January 2016
- Home has aluminum wiring - Alumicom connectors being installed February 2016

2015 Taxes \$2,134* with homestead exemption

**Pinellas County Property Appraiser indicates 2015 taxes with no exemptions would be \$4,057*

ROOM DIMENSIONS:

Living Room: 13'-5" x 19'-10"

Dining Room: 11' x 12'

Kitchen: 9'-8" x 12'

Family Room: 11'-9" x 19'-5"

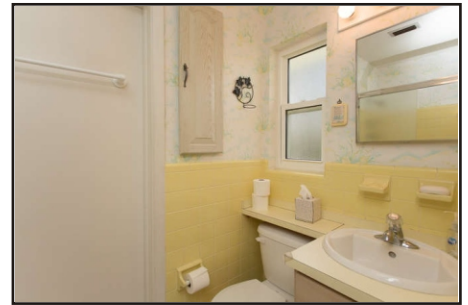
Master Bedroom: 16' x 12'-3"

2nd Bedroom: 10'-11" x 14'

3rd Bedroom: 12'-7" x 12'



The Master suite features a quirky small bathroom that opens to the garage!



Two bedrooms and a hall bath with jetted tub are on the opposite side of the home.



There's a nice screened porch and a solar heated pool.



A path leads through the yard down to the water, where there's a small dock.

Marketed by
THE SIMMS TEAM

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