

Bardmoor Pool Home

8400 Merrimoor Blvd. • Largo, FL 33777
Offered at \$399,000

4 Bedrooms • 3 Baths • 2 Car Garage
Built 1986 • 2,082 sq. ft.
Screened Pool • 91' x 118' Lot



www.BardmoorHome.com

Beautifully remodeled, impeccably maintained and ready for you to move right in to. That's what you'll find in this home, located in the desirable Bardmoor golf community. Handsome newly done landscaping welcomes you in to the covered entry.

The classic Florida floor plan starts with L-shaped living and



The central kitchen features granite counters and cherry wood cabinetry, and newer appliances.



dining rooms. The original master suite is on one side, and two other bedrooms and a hall bath are on the opposite side. An addition in 2001 created a new Master suite, so you have your choice! Both have walk-in closets and baths with double sinks.

The central kitchen features granite counters, cherry cabinets and newer white appliances. The old Lumadome lighting has been removed and replaced with contemporary accent lighting. A fantastic bar and casual dining area offers extra storage and is great for entertaining. There's a closet pantry and an inside laundry room as well.

French doors open from the family room with vaulted ceilings out to a covered lanai and screened pool area with paver decking. It's a wonderful space for al fresco dining. There's plenty of grassy area beyond the screen enclosure, and the back yard is fully fenced.

A brand new roof, newer A/C and many, many more recent improvements mean you won't have to worry about those big ticket items anytime soon (see reverse).

There's a community pool and recreation building included in your very reasonable HOA fee. Optional membership in either Bardmoor or Bayou Club gives you access to golf, tennis and more. **Make an appointment to see for yourself today how much you'll enjoy living in this home!**



There's L-shaped formal living and dining, plus a comfortable family room with vaulted ceilings (below).



THE
**SIMMS
TEAM**



Office 727.898.2582
E-mail: info@SimmsTeam.com

Coastal Properties Group International
238 Beach Drive NE | St. Petersburg, FL 33701

www.SimmsTeam.com

COASTAL
properties group
INTERNATIONAL

Details At-A-Glance:

- 18" Porcelain tile in all wet areas
- Totally remodeled & expanded kitchen with raised panel cherry finish solid wood cabinetry, Santa Cecilia granite counter tops and newer appliances, pantry closet
- Breakfast bar with casual dining counter open to family room
- Inside laundry with front-loading washer & dryer
- Family room features vaulted ceilings
- French doors open to covered lanai
- Two master suites - both feature walk-in closets
- Both master baths have double sinks
- Split bedroom plan
- Water softener
- Irrigation system (city water)
- Wired for security system (not currently monitored)
- A/C compressor & handler replaced 2010/2011
- A/C Ultraviolet light installed 2015
- Water heater replaced 2014
- Screened pool with paver patio decking
- Pool pump & filter replaced 2015
- Shingle roof replaced Sept. 2015
- Recently painted interior & exterior
- Fenced rear yard (replaced 2015)
- Mandatory HOA \$45/year includes community pool, recreation facilities
- Golf and tennis memberships available at additional cost
- Average electric \$300/month
- Average water/sewer \$60/month
- Average trash collection \$20/month
- 2015 Property Taxes \$3,593/year with Homestead exemption (*Pinellas County Property Appraiser indicates that 2015 taxes without any exemptions would be \$5,418*)



The new Master suite, added in 2001, features a walk-in closet and double sinks.



Which Master suite will you choose? This one features the same amenities.



Entertainment space flows easily from inside to outside on the lanai.



There's a spacious screened pool area plus plenty of grassy space out back.



ROOM DIMENSIONS:

Living Room: 15' x 16'
 Dining Room: 10' x 9'
 Kitchen: 12' x 20'
 Family Room: 12' x 23'
 Master Bedroom: 11' x 16'
 2nd Master Bedroom: 11' x 16'
 3rd Bedroom: 10' x 12'
 4th Bedroom: 10' x 12'

Marketed by

THE
SIMMS
TEAM

Office (727) 898-2582

E-Mail: info@simmsteam.com

Coastal Properties Group International
 238 Beach Drive NE, St. Petersburg, FL 33701



Take a visual tour of this home and others at www.SimmsTeam.com