

Urban Living

175 1st Street S. #706 • St. Petersburg, FL 33701

Offered at \$625,000

2 Bedrooms • 2 Baths • 2 Parking Spaces
Built 2009 • 1,447 square feet • Balcony
Pool & Spa • Fitness Center • 24/7 Concierge Staff



www.StPeteCondoLiving.com

Enjoy views of the downtown waterfront and watch all the action from home! This 7th floor condominium home features open living space and a wide balcony. In the popular Signature Place building in the heart of downtown, it's the epitome of urban living.



The sleek modern kitchen features:

- Cool quartz counter tops
- Casual dining bar
- Sleek cabinetry, self-closing drawers
- Stainless steel appliances: refrigerator, dishwasher, wall oven, micro/convection



The kitchen is ideally located to take advantage of the view as well. Sleek European cabinetry offers plenty of storage, like deep drawers for pots & pans - and they're self-closing. Stainless steel appliances complete the look and functionality. A casual dining counter is great for quick meals or conversation with the chef during dinner prep.

The living/dining space is designed in the great room style and open to the kitchen. Automatic remote control operated floor-to-ceiling shades control the light from walls of windows to suit your needs. Step out to the balcony and sip your morning coffee while the sun's coming up over Tampa Bay.

The Master suite is a private retreat. There's a lavish bath with both a shower and a soaking tub, and double sinks in the wide quartz-topped vanity. Two walk-in closets handle your storage needs. The bedroom has great views, and even opens out to the balcony. A second bedroom is ideal for an office or den, and the second bath is adjacent.

There's a nice-sized laundry room, with washer & dryer included. There's a good amount of storage in this unit - but if you need more, there's a locker on the 3rd floor.

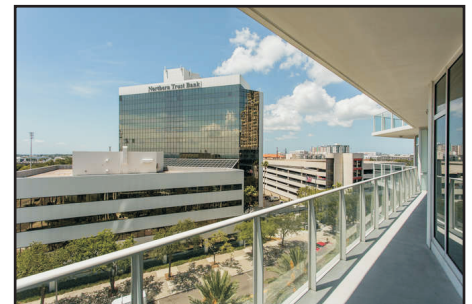
Situated just two blocks from the waterfront, you're in easy walking distance to everything you need and want - groceries, shopping, restaurants, museums, galleries, entertainment venues, parks and more. The

Saturday Morning Market, billed as the largest farmer's market in the Southeast US, is just outside your front door! If you do need to use the car, you'll appreciate the easy access to I-275.

See for yourself today how much you'll love living the downtown lifestyle!



You'll love the views of Tampa Bay, from the balcony and from inside the unit - even from the kitchen!



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

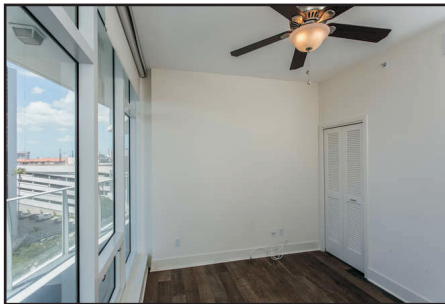
COASTAL
properties group
INTERNATIONAL

Details At-A-Glance:

- Popular "B" floor plan has balcony with southeastern city and water views of Tampa Bay
- Great room floor plan with living/ dining combination and open kitchen & casual dining counter
- Electric remote control blinds
- Hardwood floors throughout living areas and bedrooms, tile floors in kitchen and baths
- Kitchen features stainless steel appliances including double wall oven/micro/convection units, self-closing drawers, smooth-surface range with stainless steel hood
- Inside laundry room with washer and dryer (included)
- Electric grills permitted on balcony
- Community amenities include heated infinity-edge pool, spa, lounge areas, putting green, fitness center, gathering rooms and catering kitchen for parties, 24/7 concierge/security staff
- 2 assigned parking spaces in under-building garage
- Secure storage unit on 2nd floor
- 2 pets are allowed (owners only), no maximum weight
- No application or approval required
- Monthly maintenance fee \$896, includes water/sewer/trash, internet, cable tv, 24/7 staffing, building insurance (incl. flood), exterior maintenance and reserves
- **2013 Taxes \$7,543 without Homestead Exemption**



The Master suite has a lavish bath and a walk-in closet, and opens to the balcony.



The second bedroom and hall bath with shower.



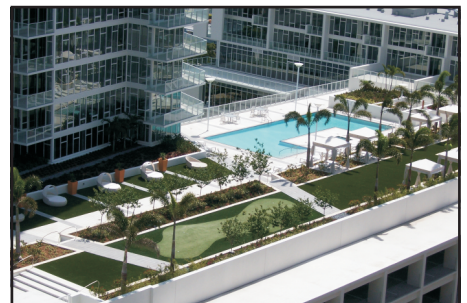
Hardwood floors are a nice touch.



Watch all the action from the balcony.



The amenities deck features a heated pool, spa, lounge areas and a putting green!



ROOM DIMENSIONS:

Living Room: 18' x 15'
 Dining Room: 10' x 8'
 Kitchen: 12' x 9'
 Master Bedroom: 11' x 12'
 2nd Bedroom: 9' x 11'

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