

Elegance on Snell Isle

200 Carmona Way Northeast

St. Petersburg, Florida

Offered at \$550,000.

3 Bedrooms + Den / 3 Baths / 2 Car Garage ; 2,776 heated sq. ft.

Built in 1953; Corner Lot Size 91' x 113'

www.200CarmonaWay.com



This outstanding executive home is elegant and classic. Nestled among shady oaks in one of St. Petersburg's most sought-after neighborhoods, there are many features you'll enjoy about living here:

- A circular drive leads guests to the covered front entry, while the garage entrance is around the side.
- Step inside to a spacious formal living room with a wood-burning fireplace, lots of elegant molding and details, and parquet flooring. Directional and accent lighting add depth and allow you to set just the right mood in this room.
- A formal dining room is just to the left from here, with plantation shutters and bright white trim and molding. This room could also be used as a den or study.
- Beyond this room is the kitchen, bright and airy, with white raised panel and glass-front cabinetry, white appliances, light solid-surface counter tops and dining peninsula, and rich wood floors underfoot.
- A vast room beyond the living room and kitchen currently houses a grand piano, but could also serve as a family room or could accommodate an enormous dining table for entertaining. Crisp white wainscoting and molding, along with the parquet flooring, give this room a classic, elegant feel.
- French doors open to a screened patio from this "flex" room. The patio is also accessible from the kitchen.
- The side yard off the kitchen, with its brickwork and privacy hedging, is ideal for outdoor cooking, relaxing or sunbathing.



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Enjoy this spacious Master suite with a lavish bath and large walk-in closet.



- The Master suite is a fabulous haven, with a spacious bedroom, huge walk-in closet and lavish bath with sunken whirlpool tub and separate shower, as well as a dressing/vanity area with lots of mirrors.
- A screened porch just off the Master currently accommodates a hot tub, and opens to the bricked walkway to the rear yard.
- A second bedroom features large closets with mirrored doors, a private bath with tub/shower, and another private screened patio area.
- The third bedroom, which is truly a two-room suite, is quite versatile and spacious. In the front room, built-in cabinetry and shelving offer lots of storage and display space. French doors open to the second room, bright with walls of windows.

- Another bricked area in the rear of the home makes for easy maintenance and more outdoor space to enjoy. A utility shed offers storage for yard equipment.
- The two-car garage offers lots of storage, and houses the laundry area.
- A sprinkler system with automatic timer operates with city water.
- Copper gutters & downspouts add function and charm.
- Termite tenting done May 2005 by Extermatech, Inc.
- Completely new shingle roof was installed May 2005.
- One-year home warranty provided through American Home Shield.
- **2005 Taxes \$4,319* (with Homestead Exemption)** *Property Appraiser indicates 2005 taxes without Save-Our-Homes cap would be \$8,532, or \$9,143 without Homestead ** Note that there is no Homestead Exemption in place for 2006.



All of the bedrooms in this home are spacious and bright.



Beautiful brickwork on the patios surrounding the home create inviting spaces where you'll enjoy the outdoors.



ROOM DIMENSIONS:

Kitchen: 11' x 13'	Master Bedroom: 13' x 18'
Living Room: 14' x 28'	Bedroom 2: 13' x 15'
Dining Room: 11' x 14'	Bedroom 3: 28' x 28'
Family Room: 11' x 22'	(15' x 12' and 13' x 16')

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