

# Walker Whitney Condo

226 Fifth Ave. N #1402 • St. Petersburg, FL 33701

Offered for \$350,000

2 Bedrooms • 2-1/2 Baths • 1 Garage Space  
Built in 2007 • 1,285 sq. ft. • MLS #U7582871

[www.WalkerWhitneyCondo.com](http://www.WalkerWhitneyCondo.com)



Want to enjoy awesome views of downtown and Tampa Bay from your balcony? Would you like to walk to Beach Drive, the Saturday Morning Market, shops, restaurants, museums, nightlife and more? Do you enjoy contemporary design? This 14th floor Walker Whitney condominium home offers just that.

Built in 2007, this unit offers a modern, great room floor plan with all the features you'd expect. The kitchen is efficient and open, with granite countertops, white raised panel cabinetry, stainless steel appliances and a casual dining counter. There's plenty of room for a full-sized dining table adjacent to the kitchen (not every unit can say that!).

Both bedrooms are en suite with private baths (a half bath for guests is tucked away up front near the laundry closet with full-sized stacked washer & dryer). The Master suite features a walk-in closet and a huge Master bath. A wide granite-topped

vanity has double sinks, and there's plenty of space for a dressing table and more. The split bedroom plan offers privacy for both rooms.

Not every downtown condo has a balcony, but this one does! Keep a bird's eye on what's going on in the 'Burg and enjoy the southern view from sunrise to sunset. Watch the boats during the daytime, and don't gloat too much about your VIP view of the fireworks on holidays.

There's an oversized parking space in the secure under-building garage, a rooftop deck for everyone to enjoy, and one pet up to 50 lbs. is allowed. Access to the interstate is a snap, and you can walk right across the street to the Palladium Theater!

If you've been hoping to move downtown and experience the urban lifestyle, this is your chance. See it today and make it your new home!

See more photos & a visual tour:  
[www.WalkerWhitneyCondo.com](http://www.WalkerWhitneyCondo.com)

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TEAM



Office 727.898.2582 | Toll Free 888.SIMMS88  
E-mail: [info@SimmsTeam.com](mailto:info@SimmsTeam.com)

ALVA International, Inc.  
238 Beach Drive NE | St. Petersburg, FL 33701

[www.SimmsTeam.com](http://www.SimmsTeam.com)



# Details . . .

## Interior Features:

- Ceramic tile flooring throughout
- Kitchen features granite counters, stainless steel appliances, breakfast counter (butcher block island can stay)
- Sliding glass doors open from living area out to balcony
- Split bedroom plan
- Master suite features walk-in closet, large bath with double sinks and tub/shower combo
- Half bath for guest use
- Full-sized stacked Frigidaire washer and dryer included

## Miscellaneous/Other:

- Condo Association fees \$383.44/month, includes basic cable (BrightHouse), internet, water/sewer/trash and building maintenance
- Average electric \$125/month
- Oversized assigned space in secured under-bldg garage
- Rooftop deck common area
- 1 pet allowed up to 50 lb.
- 9 month minimum rentals (Tenants are not allowed pets)
- Application fee \$100 (may take up to 10 days)
- 2012 property taxes \$4,330 with Homestead Exemption.
- Exterior repainting and waterproofing, lobby and hall remodeling about to commence (seller paying assessment in full)



The Master suite features a spacious bedroom, walk-in closet and large bath with tub/shower combination and double sinks in a wide granite-topped vanity.



The second bedroom, currently used as a den, also has a full bath en suite. The bedrooms are split for privacy, and both have fantastic views.



The building showcases a contemporary design, with a "front porch" area inside the secure entry, and a sleek lobby that houses mailboxes and elevators.



## ROOM DIMENSIONS:

Kitchen/Dining Area: 14' x 13'

Living Area: 15' x 14'

Master Bedroom: 12' x 15'

2nd Bedroom: 11' x 13'

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Office (727) 898-2582 - Toll Free (888) SIMMS-88  
E-Mail: [info@simmsteam.com](mailto:info@simmsteam.com)

**ALVA INTERNATIONAL, INC.**  
238 Beach Drive NE, St. Petersburg, FL 33701



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