

Craftsman Bungalow

2570 Oakdale Street S.
St. Petersburg, FL 33705
Offered at \$265,000 or \$1,300 per month
3 Bedrooms • 2 Baths • 2 Car Garage
50' x 120' Lot • 1,610 square feet



www.2570OakdaleStreet.com

If you love the charm of the early Craftsman bungalow style, but hate the maintenance of those historic old homes, this is the one for you! Start with the white picket fence and then move on to the lazy front porch and its inviting swing. The dramatic lines and details of the Craftsman style catch your

attention and demand that you take a closer look. The columns, the light fixtures, every detail has been inspired. Even the entry door is spectacular, with its artistic glass detailing and period hardware.

Once inside, gleaming oak floors flow into the wide open space lit with warm light from lots of multi-paned windows. Built-in shelving, glass-front cabinetry and display niches make you think it's got to be the original. But these clean finishes, extra crown moldings and baseboard details can only come brand new. The living room and dining room are open, allowing you to transform the space to meet your needs and style.

When you get to the kitchen, your heart stops. Terra cotta-colored porcelain tile floors are the basis for the heart of this home. Gorgeous Shaker-style wood cabinetry offers a historical perspective, but the rest is modern magnificence! Shiny, sleek stainless steel appliances make you want to break out the pots & pans right away. The rich granite counters are cool and luxurious, with a tall casual dining counter open to the living space. A deep farmhouse-style sink adds more of the rustic charm.

There's space for a breakfast nook here with a gorgeous view into the back yard through huge windows. Lush landscaping frames the wide covered deck and walkway through the fenced yard. Outdoor entertaining will be fun here, won't it? Just think of how envious your friends will be when you invite them over to enjoy a dinner party here!



This kitchen is a chef's delight, with these top-of-the-line features:

- Gorgeous granite counter tops
- Shaker-style solid wood cabinetry
- Pull-out drawers, spice rack, rubbish cabinet, and corner lazy susan
- Frigidaire Professional Series stainless steel appliances, including refrigerator, dishwasher, microwave & oven
- Smooth-surface five-burner cooktop
- Farmhouse sink with brushed nickel lever faucet hardware
- Large double-door pantry
- Porcelain tile flooring
- Breakfast nook with rear yard view



A half-height built-in bookcase separates the living and dining areas.



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Beautiful and Functional . . .



The Master Bedroom and Bath.



The Master suite enjoys lots of privacy in the rear of the home. The oak floors are an elegant contrast to the neutral colors, crisp crown & baseboard moldings, and the paned windows. The French doors to the deck even have integral blinds in the glass for privacy without dusty maintenance. You'll love the bath, with its large soaking tub in addition to the tiled shower. A double vanity has a dramatic granite counter top over wood Shaker cabinets. A huge walk-in closet has customizable shelving to optimize your storage.

Closet space isn't the only bonus of new construction . . . an inside laundry

room is something rare in the vintage homes, too. This home has a great one, with lots of cabinets and porcelain tile floors. The hall bath features the same granite and wood cabinetry as the Master, centrally located for the other bedrooms or for visitors' use.

The middle bedroom has a cozy window seat with extra storage underneath. The third bedroom, up front with lots of windows for a great view, would be a perfect office if you prefer. All of the bedrooms have walk-in closets, and all are wired for cable and telephone.

Quality Construction . . .

This home isn't just pretty, it's built well. Dan Karcher Construction has crafted this home with quality, durable materials and the highest building standards. Here are some of the details:

Interior Features:

- 10' ceilings throughout
- 5-1/4" custom crown molding and baseboards throughout
- 8' custom interior doors with rubbed bronze lever hardware throughout
- Shaker panel Thermofoil laminate doors and cabinetry in laundry room
- Porcelain tile flooring in all baths, kitchen and laundry room
- Oak flooring in all bedrooms, living and dining rooms
- Closet systems and shelving in all bedroom closets
- Easy touch wide rocker electrical switches in all rooms
- Four cable television and four CAT-5 phone outlets
- Security system with motion sensors

Exterior Features:

- Ridge vents for attic ventilation
- Stemwall foundation, 3,000 PSI concrete slabs with fiber mesh reinforcement
- 30-year fungus-resistant dimensional shingle roof
- Structurally engineered roof truss system
- Hurricane Go-Bolt tie-down system
- Interior 2" x 4" / Exterior 2" x 6" wood framing 16" on center
- R-30 ceiling insulation
- Hardiplank exterior siding
- 5/8" plywood roof sheathing
- Vented vinyl soffits
- Painted Hardiplank fascia
- Crown molding on gable ends
- Rake molding eave details



- Fiberglass exterior doors
- White aluminum tinted glass windows
- 3.5 ton central heat & air system
- 8' raised panel overhead garage door with automatic opener & 2 remotes
- Lawn irrigation system (on well water) with timer and rain sensor
- Bora-care termite treatment
- Underground utility service
- 10 year homebuilder's limited warranty

ROOM DIMENSIONS:

Living Room: 14'-5" x 13'-6"
Dining Room: 14'-5" x 8'-5"
Kitchen: 13' x 13'
Master Bedroom: 20' x 11'
2nd Bedroom: 12' x 11'
3rd Bedroom/Office: 11' x 11'

2008 Property Taxes \$4,871*

**According to Pinellas County Property Appraiser*

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