

# Sun-Lit Surprise!

325 89th Avenue Northeast  
St. Petersburg, Florida 33702

3 Bedrooms / 2 Baths / 1 Car Garage  
1,703 heated sq. ft. • Built in 1956 • 63' x 120' Lot

Offered for \$300,000



[www.325-89thAveNE.com](http://www.325-89thAveNE.com)

Leave the world behind as you make your way into the charming neighborhood of Sun-Lit Shores in the Riviera Bay community. Lush tropical landscaping and a winding stone path lead to the front door of this striking home. Once inside, you'll find it much larger than you thought!



**This bright, totally remodeled kitchen is awesome, featuring:**

- Stainless steel appliances (including dishwasher, microwave, range and side-by-side refrigerator)
- Raised panel white cabinetry with display ledges above and glass-front display cabinet
- Butcher-block top rolling island with storage below
- Updated electrical in 2007
- Beamed, vaulted ceiling
- Window overlooking front landscaping

Whether you think you like terrazzo or not, you'll appreciate the tones and textures of these floors, buffed to an incredible luster that complements the vaulted beamed ceiling as you enter. The totally remodeled kitchen is front and center, with lovely views of the yard through a wide window over the sink. There's lots of cabinetry and counter space; you'll enjoy working in this fun, dramatic kitchen!

A spacious dining room is adjacent, also with vaulted beamed ceilings. A French door opens to the brand-new garage from here, making for very easy access. A wide opening and a step down finds you in the enormous living/family room. Plush carpeting softens the feel here, and contemporary accent lighting makes a statement. A built-in shelving cabinet is ideal for a bar, or to display your favorite things. Wide windows give a great view of the back yard and landscaping.

Just off the family room through double French doors is the newly finished screened porch. With a television already wired and

plumbing for an outdoor kitchen if you wanted one, ceiling fans keep it cool year-round. Just beyond the porch is the spacious fenced back yard, with its distinctive kapok trees and the towering pines that give our county its name. There's plenty of space to enjoy.



**The kitchen and dining room (shown above) have vaulted beamed ceilings. The spacious living/family room (below) is comfortable and cozy.**



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With an addition done previously, a split floor plan was created, with the two original bedrooms and a full bath in one wing of the home nearest the



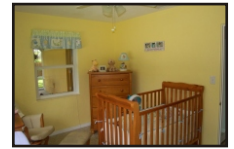
An addition to the home created a spacious Master Bedroom (above) with lots of windows out to the rear yard. A full bath (at right) is conveniently located just across the living room.



dining room. Both of the bedrooms enjoy light from lots of windows, and spacious closets are a hallmark of the home's construction era. The bathroom has been updated and resurfaced to retain its vintage charm while offering modern convenience.

The new Master bedroom is quite spacious, on the opposite side of the home. Vast windows give views of the lush greenery outside. Built-in shelving is great for display, and doubles as a headboard currently. A large walk-in closet is a nice treat here. A nearly-secret door leads to the utility room (washer & dryer are included) and workshop area that also has a door into the garage.

All of this in a lovely neighborhood that's got location, location, location! Just ten minutes from downtown St. Petersburg, you're on either the Gandy or Howard Frankland Bridge to Tampa



Two bedrooms and a full bath share a wing of the home. Both bedrooms are spacious and bright, and the bath has been updated while retaining its vintage tile work and vanity cabinet.

in minutes, or head northwest for a quick trip to the Carillon business complex. Ten minutes' drive will also put you at either Tampa International Airport or St. Petersburg-Clearwater International Airport. The neighborhood boat ramp is just a block away, and you'll love being near the water, watching the wildlife and water fowl. See for yourself today how much you'll enjoy living here!

## For the Detail-Oriented . . .

### Interior Features:

- Updated kitchen electrical 6/07
- Front bathroom updated 2/07, including tub & sink refinishing, new faucet & fixtures
- Back bathroom updated 5/07 including new tile and fixtures
- Living room carpet installed 2/05

### Exterior Features:

- Exterior completely painted, stucco added 6/07
- Garage addition completed 6/07
- Screened porch addition 11/06
- Front landscaping and pathway installed 2/07

- Parking pad added 4/05
- Utility shed installed 3/05
- Sprinkler system on eco-friendly reclaimed water (rear sprinklers have been disrupted by the kapok tree roots)
- Average water/sewer/trash bill is \$84/month
- Average electric bill is \$152/month
- Optional neighborhood association is \$10 per year (Riviera Bay Civic Association)
- **2006 Taxes \$3,260\*** *\*Pinellas County Property Appraiser indicates that without Homestead exemption, 2006 taxes would have been \$3,839.*



### ROOM DIMENSIONS:

- Living/Family Room: 18' x 21'
- Dining Room: 17' x 11'
- Kitchen: 13' x 9'
- Master Bedroom: 18' x 11'
- 2nd Bedroom: 13' x 10'
- 3rd Bedroom: 12' x 9'

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