

Snell Arcade Condo

405 Central Ave. #240 • St. Petersburg, FL 33701
Offered at \$254,950.

1 Bedroom • 1-1/2 Baths • 968 sq. ft.
Built 1928 • Unit Build-out Completed 2012



www.SnellArcadeCondo.com

The best of historic design and modern amenities come together in this Snell Arcade condominium home. Originally built in 1928 in the Mediterranean Revival style, it was added to the National Registry of

Historic Buildings in 1982. The upper floors were converted to a 12-condominium project beginning in 2003. This unit was completed in 2012, so it's got all of the modern amenities you're looking for.

market, shopping, fantastic dining, sports activities from baseball to soccer, world-class museums, galleries, and the list goes on. It's just five blocks from Tampa Bay and the city's incredible waterfront parks.

Experience the vibrancy of living in downtown St. Petersburg - see it for yourself today!



The spacious kitchen features:

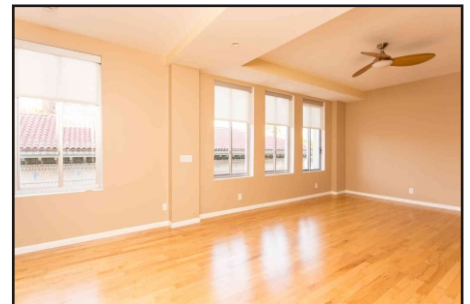
- Granite counter tops
- Cherry wood cabinetry
- Stainless Steel Appliances
- Island with casual dining counter
- Adjacent dry bar

An open floor plan maximizes the space here. Though it's less than 1,000 square feet, it certainly "lives" larger. Living, dining and the kitchen flow seamlessly - ideal for entertaining, or just enjoying for yourself. Gorgeous maple flooring runs throughout the home with the exception of ceramic tile in the baths.

The island kitchen features granite counters, cherry wood cabinetry and stainless steel appliances. There's plenty of counter and cabinet space, as well as an adjacent dry bar. The central island is a great place for a casual meal or to have a conversation with the chef over a glass of wine.

The bedroom suite includes a private bath and walk-in closet. It's spacious and bright. A powder room for guests also accommodates the laundry.

All of this is within walking distance to the Saturday Morning



The open maximizes the use of space and is great for entertaining!



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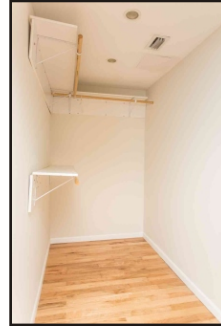
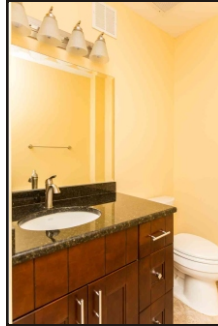
Details At-A-Glance:

- Original building date 1928, placed on National Registry of Historic Buildings in 1982
- Condo conversion began 2003, 12 residential units total
- This unit was completed in 2012
- Secure elevator access
- Maple wood flooring throughout living areas and bedroom
- Ceramic tile flooring in baths
- Kitchen features granite counters, cherry wood cabinetry, dry bar, island with casual dining
- Inside laundry in powder room, washer & dryer included
- Master suite features private bath and walk-in closet
- Condo Fee \$571/month includes water/sewer/trash removal, building maintenance & insurance, property management, pest control, escrow reserves
- 2 pets allowed, no weight limit
- No rental restrictions
- No parking; nearby parking garages offer contracts, residents are eligible for St. Petersburg downtown resident parking permits, \$15/year
- **2013 Taxes \$2,832* without Homestead Exemption**

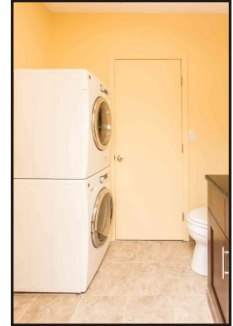
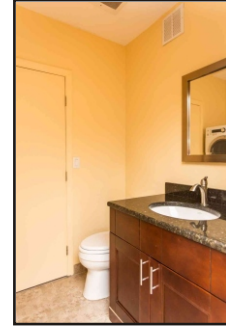
**Historic exemption in place through 2022*



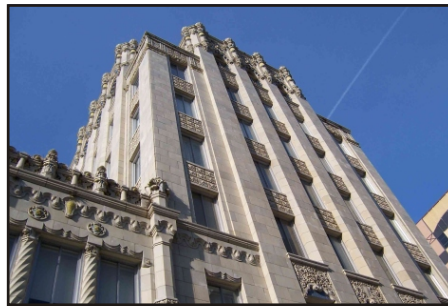
The bedroom (above) is spacious and bright, with maple wood flooring.



The bedroom suite features a private bath and a walk-in closet (above).



There's a powder room for guests that also houses the laundry (above).



The distinctive Mediterranean Revival architecture is a favorite for photographers.



In the heart of vibrant downtown, just five blocks from the waterfront parks.

ROOM DIMENSIONS:

Living Room: 10' x 14'
 Kitchen: 14' x 14'
 Bedroom: 12' x 12'

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