

Charming Block Home

4495 31st Avenue N.
St. Petersburg, FL 33713
Offered at \$200,000.

2 Bedrooms • 2 Baths • 1 Car + 2 Car Garage
Built 1960 • 1,453 square feet



www.4495-31stAveN.com

This charming home is an excellent example of traditional Florida block construction. It's updated enough to move right in, but still gives you some opportunity to customize to your own style. Fresh, sunny exterior paint and a resealed tile roof give a great first impression, and the large corner lot is well-manicured and lush.



The kitchen has newer cabinetry, neutral colors and a large closet pantry.

The home starts with a large living room in the front - plenty of space to configure to your lifestyle. Do you like terrazzo floors? If so, they're in great condition and ready to be polished to perfection. If not, then carpet, tile or wood is an easy installation job.

Just beyond, you'll find the kitchen, which is bright and open. Neutral laminate counter tops and light wood cabinetry will suit any decor. Most of

the appliances have been updated, with the refrigerator being the newest. The original wall-set oven gives a touch of nostalgia. There's lots of storage space here, including a closet pantry, and there are functional nooks & crannies to maximize the use of space.

A casual dining counter is ideal for everyday use, and extends the kitchen into the adjacent dinette or buffet space however you'd like to use it. Keep going, and you'll find a separate dining room with lots of windows to keep it bright for Sunday brunch. Vertical blinds allow you to control the privacy when you want it.

From here you'll find the Florida room, with floor-to-ceiling windows that'll make you feel as though you're in the yard itself. But a wall air conditioning unit will make this space the best of both worlds when the weather's hot! Beyond the Florida room is a cozy screened porch to enjoy when it's a little cooler. Lots of options are what make this home so nice.

Two bedrooms comprise the east side of the home. The Master suite has a private bath with a tiled shower, updated with new fixtures, including the vanity. The room is nicely sized, with a large closet. Next door is the

second bedroom, which features a huge walk-in closet! A hall bath nearby has also been updated.

In the attached single-car garage you'll find the newer washer & dryer, and it's air conditioned, so it's ideal for a hobby room or home office, whatever you'd like to use it for.



The traditional Florida floor plan starts with the living room (above), then moves through to the kitchen and into a separate dining room (below right).



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E-mail: sharon@SimmsTeam.com

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Enjoy The Florida Lifestyle . . .

If you've got a green thumb, you will love this large yard. Some of the mature landscaping include a magnolia and a litchi nut tree, and a young oak will grow into a great shade tree. A circular planter area is just waiting for a new fountain and flowers - what will you choose? New paver pathways invite you to stroll around and enjoy the yard. (There are extras in case you'd like to add some more!) An automatic sprinkler system operates on a deep well to keep everything lush and green.

A separate driveway from 45th Avenue leads to the detached two car garage. It has a new automatic garage door, a brand-new side door, and even a screened door you can pull across if you're working in the garage. There's lots of storage between this garage and

the attached garage, and there's also a small utility shed in the corner of the yard. For the storm-safety-conscious, you'll appreciate that the garage also houses plywood cut and labeled for all the doors & windows.

Centrally located in St. Petersburg, you'll appreciate how easy it is to get wherever you want - to the Tyrone area, to downtown, to the Interstate, north to Pinellas Park and Clearwater - it's all a snap. You'll appreciate the consistency of the neighborhood, in style of home and in upkeep. It's truly a great example of Florida's 1950's and 1960's community development - but it's not your grandma's house anymore!

See for yourself today how easily you can move right in to this home and enjoy the lifestyle you're looking for!



The glassed-in Florida room (above) enjoys a fabulous view of the large rear yard, with paver walkways (below).



The detached 2 car garage with its own driveway (near right) is a huge bonus, for space and convenience. At far right is the additional screened porch you'll enjoy.



DETAILS AT-A-GLANCE:

- Transferrable American Home Shield home warranty
- Ceramic tile, terrazo & carpet flooring (seller will consider a flooring allowance with full-price offer)
- Concrete tile roof has just been resealed & elastomeric painted (1/07)
- Central heat & air, plus wall unit A/C in Florida room
- Security system & satellite television
- New automatic garage door on detached 2 car garage
- Attached garage is air conditioned, ideal for laundry/hobby room
- New washer & dryer, refrigerator
- Large fully fenced rear yard
- Mature landscaping includes magnolia and litchi nut trees
- Automatic sprinkler system on well
- Custom cut & labeled plywood storm protection for all windows and doors
- **2006 Taxes \$2,355* without Homestead Exemption** *Pinellas County Property Appraiser estimates that 2006 taxes without Save-Our-Homes cap would be \$3,084 or \$3,675 without Homestead



The Master suite has great closet space and a cheery private bath.



ROOM DIMENSIONS:

Living Room: 20'-8" x 11'-5"
 Kitchen: 8'-10" x 8'-6"
 Dining Room: 15'-4" x 9'-4"
 Bedroom 1: 14'-10" x 10'-8"
 Bedroom 2: 13'-10" x 10' -3"
 Florida Room: 18'-10" x 12'-9"

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 E-Mail: sharon@simmsteam.com

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Sharon Tami Rob

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