

Peaceful Placido Bayou

5278 White Sand Cir. NE • St. Petersburg, FL 33703

Offered for \$340,000

2 Bedrooms + Den • 2 Baths • 2 Car Garage

Built in 1988 • 1,627 sq. ft. • 60' x 105' Conservation Lot

www.PlacidoBayou.com



Neighbors? What neighbors? Once you're inside this gorgeous home, you'll forget you have any! Everything focuses on the lanai, screened pool and conservation beyond, so you'll feel like you've got a private piece of paradise here.

Vaulted ceilings and lots of windows make the rooms bright and airy. The main living area has a wood-burning fireplace for when you want a cozy atmosphere, and opens through French doors to the lanai when the weather's nice. A dining area overlooks the tranquil pool and makes you feel as though you're outdoors.

The kitchen, a functional galley style, has a breakfast bar open to the living area. Granite counter tops and stainless steel appliances are nice modern touches, and you'll appreciate how much cabinet and pantry space there is. A built-in desk helps you keep the household organized.

The Master suite also has vaulted ceilings, and lots of room to have a sitting area. French doors open from here to the lanai as well. The private bath has double sinks and a shower.

The second bedroom is nearby, with a full bath in the hall. There's also a bonus room near the front entry, ideal for a den, office or even extra guest space. The living areas are all ceramic tile, with carpet in the bedrooms.

You'll likely spend most of your time outside. A birdcage screen enclosure covers your pool to keep the maintenance to a minimum. It's solar heated for year-round enjoyment. Outside the screen is a lovely koi pond that will surely make you relax, and lots of mangroves and trees for a lush, private environment.

Come see for yourself today how much you'll enjoy living here!

See more photos & a visual tour:
www.PlacidoBayou.com

THE
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Details . . .

Interior Features:

- Ceramic tile flooring throughout living areas, carpet in bedrooms
- Kitchen features granite counters, stainless steel appliances, built-in desk
- Wood-burning fireplace in living/great room
- French doors open to lanai
- Surround sound system inside and on lanai

Exterior Features/Systems:

- Solar heated pool with custom cover, birdcage screen enclosure
- Koi Pond & Statuary
- Automatic sprinkler system on reclaimed water
- 2 Car Garage with keypad entry
- Roof replaced 2003

Miscellaneous/Other:

- Homeowner's Association fees \$245/month, includes exterior paint, fencing and lawn care, 24 hour security guarded gate
- Average electric \$145/month
- Average water/sewer/garbage collection \$110/month
- Pool care \$85/month
- Pest control \$96/bi-monthly
- Security alarm monitoring \$37.45/month (leased equip.)
- Homeowners' insurance \$3373/year, Flood insurance \$1,184/year
- 2012 property taxes \$4,721* without Homestead Exemption.
**Pinellas County Property Appraiser indicates that an application for homestead was received for 2013.*



The galley kitchen features granite counters, stainless steel appliances, lots of counter space and pantry storage, and a built-in desk for home management.



A spacious Master suite has vaulted ceilings, space for sitting, French doors opening to the lanai, and a private bath with double vanity.



You'll spend most of your time enjoying the screened pool that backs up to mangrove & woods, or relaxing by the koi pond.



ROOM DIMENSIONS:

Kitchen: 8' x 18'

Living/Great Room: 18' x 19'

Dining Area: 11' x 12'

Den: 12' x 11'

Master Bedroom: 18' x 16'

2nd Bedroom: 10' x 10'

Marketed by

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