

Gated Waterfront Beauty

5946 Skimmer Point Blvd. S

St. Petersburg, Florida

Offered at \$950,000.

4 Bedrooms / 2-1/2 Baths / 2 Car Garage ; 2,717 heated sq. ft.

Built in 1982; Lot Size 80' x 110' Waterfront

www.5946SkimmerPoint.com



This gorgeous home in the Skimmer Point section of gated Pasadena Yacht & Country Club offers Florida waterfront living at its finest. Beautifully updated and well-maintained, it's ready for you to enjoy! Here are some of the features:

- Double-door entry welcomes your guests into the foyer, with a dramatic view through to the water
- A spacious formal living room enjoys pocketing sliding glass doors; perfect for entertaining inside and out
- A formal dining room offers a place for fine meals and company
- The kitchen has been updated with all new GE Profile appliances (the range is natural gas), crisply refreshed cabinets, white tile counter tops & dining counter - all with views of the pool and canal
- Premium water softener with RO system is installed at the sink
- A breakfast area adjacent to the kitchen enjoys gorgeous pool views
- The family room is warm and inviting, offering a gas log fireplace with a dramatic stone surround and hearth
- Toli laminate floors throughout this side of the home give the look of lustrous blonde wood, with easy maintenance - and quiet!
- Two bedrooms and a hall bath (with pool access) are on this side of the home as well, enjoying a suite-like arrangement
- A fourth bedroom near the front of the home is currently used as a study, with built-in bookcases and cabinetry.

Marketed by

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Direct (727) 866-0048 - Toll Free (888) SIMMS-88

E-Mail: sharon@ssimms.com

Web Site: www.ssimms.com

RE/MAX Metro

201 Second Avenue N., St. Petersburg, FL 33701

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- The Master suite is outstanding, with a spacious bedroom enjoying sliding glass doors out to the lanai, a sumptuous bath with double vanities, sunken tub and large shower, all tiled in a lustrous blue.
- An inside utility room has lots of storage and a deep sink
- In the garage, a bonus workshop room is great for tinkering, with an air conditioning unit to keep it cool when necessary
- All windows and exterior glass doors have been replaced with double-pane glass - efficient and attractive!
- The pool has been newly resurfaced with fiberglass over marcite; natural gas fuels the pool & spa heater
- A fabulous lanai area is ideal for outdoor dining and entertaining; a lucite cover on the JennAir grill keeps it in great condition
- The dock has been greatly expanded, with tie poles at 50' out, 120 & 240 volt power outlets, davits for up to about a 25' runabout - and the dock area has been dredged to a full 5'
- A/C handler & compressor recently replaced, and the system has an air purification system newly installed
- Concrete tile roof was inspected, repaired & repainted in Feb. 2005
- Homeowners' Association fee is \$69/month, which includes basic cable television. Additional amenities are available through membership in the Pasadena Yacht & Country Club
- A new deep well and pump for the sprinkler system installed in 2004 means better water for the professionally landscaped yard and plants
- **2005 Taxes \$7,259 (with Homestead Exemption)**

**The Pinellas County Property Appraiser indicates that 2005 taxes without Save-Our-Homes cap would have been \$12,407, or \$12,951 without Homestead Exemption.*

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