

Lake Pasadena Charmer

6161 Dartmouth Ave. N • St. Petersburg, FL 33710
Offered for \$249,900

2 Bedrooms • 2-1/2 Baths • 1 Car Garage
Built 1951, Remodeled 2002 • 1,749 square feet
90' x 100' Lot • Screened Porch



www.6161DartmouthAveN.com

This home in the desirable Lake Pasadena neighborhood is waiting for you to move in today. Professionally remodeled, it has all of the modern amenities you crave, but still maintains its charm and character.



The outstanding kitchen features:

- Granite counter tops
- Solid cherry cabinets, including pantry
- GE Gourmet Gas cooktop with griddle
- Stainless steel wall-mounted microwave and convection ovens



The kitchen is the heart of this home. Granite counters and rich cherry wood cabinetry offer lots of space for preparation and storage (especially the pantry). The appliances are top-of-the-line, including wall mounted microwave and electric convection ovens. The cook top is natural gas, with a griddle and a stainless steel hood vented outside.

There's a pass-through counter to the living room, which focuses on a fireplace topped with a stainless steel mantel. It's wood-burning, but has remote-control gas logs. Striking Cuban tile runs from the spacious entry foyer through the living room.

Wood floors highlight the dining room, adjacent to the living room which makes for outstanding entertaining. Beyond that are French doors opening to a screened porch that adds to the space you'll enjoy.

The Master suite is quite large, with two cedar-lined closets. The bath is as nice as any resort - beautiful tile work surrounds the soaking tub. There's a wide granite vanity with double sinks, and a large walk-in shower as well as a water closet with bidet seat.

Lake Pasadena is a lovely, quiet

neighborhood with brick streets meandering around small lakes full of natural flora and fauna; you'll see lots of people walking and biking. It's convenient, too - ten minutes from the beaches and no more than fifteen to bustling downtown St. Pete. There's lots of shopping and dining nearby. Come see for yourself how much you'll like it!



Fabulous living and dining space allow for easy entertaining.



THE
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TEAM**



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Details At-A-Glance:

- Professionally remodeled 2002
- Cuban tile and wood flooring
- Plantation shutters and wood-look blinds throughout
- Wood burning fireplace with remote control gas logs
- Fantastic Master bath with soaking tub, wood cabinetry, double sinks, large walk-in shower & more
- Master bedroom suite has two cedar-lined closets
- Second bedroom has en suite bath with walk-in shower
- New double pane windows and French doors installed 2009
- Screened back patio, natural gas outdoor grilling quick connect outlet
- Hurricane shutters
- Large walk-in storage closet
- 19 SEER two-speed HVAC with HEPA filtration and air sanitizer
- Gas tankless hot water heater
- Gas clothes dryer
- Garage with alley access, hurricane rated door with automatic opener
- Automatic hot water circulating system through whole house
- Upgraded 200 amp electric system
- Automatic sprinkler system on well
- Average electric bill \$100/month
- Average water/sewer \$65/month
- Average gas bill \$27/month
- Hard-wired for security system
- Homeowners Insurance \$1,698/yr
- 2013 Property Taxes \$1,438* with Homestead Exemption**

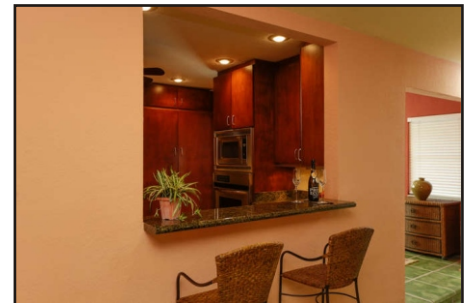
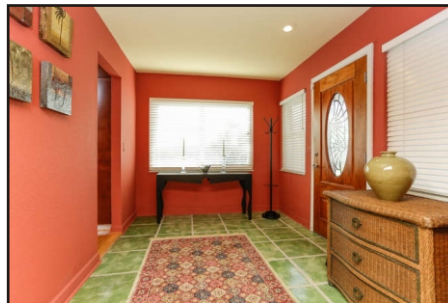
**Pinellas County Property Appraiser indicates that 2013 taxes with no exemptions would be \$2,597. **Homestead exemption has been removed.*



The Master suite features two cedar-lined closets and an incredible private bath.



The second bath is en suite, with a private bath. Both bedrooms have Cuban tile.



Among the extra features are the large foyer (above left) and kitchen pass-through.



There's a nice screened porch and plenty of space in the back yard.

ROOM DIMENSIONS:

Living Room: 14'-7" x 22'-9"

Dining Room: 11'-8" x 14'-8"

Kitchen: 8'-8" x 16'-9"

Master Bedroom: 17'-10" x 12'

2nd Bedroom: 13' x 12'

Marketed by

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