

Southern Manor Waterfront

6620 Colony Drive S. • St. Petersburg, FL 33705

Offered at \$699,000.

4 Bedrooms + Library • 4 Full Baths • 1 Half Bath
4,852 sq. ft. • 2 Car Garage • Pool • Dock • Boat Lift
Built 1969 • 135' x 119' Waterfront Lot • MLS#7424917

www.6620ColonyDrS.com



Imagine the charm and grace of a Southern Manor on wide open Tampa Bay waterfront! Sip your morning coffee while the sun rises over the sparkling water. Celebrate special occasions in the formal dining room with French doors thrown open wide to the outside. Retreat to the library with its rich, handsome wood bookshelves and cozy fireplace.

Have a cool glass of lemonade on the patio in the afternoon shade. This

home was meant to be enjoyed, every square inch of it. From the elegant entry foyer and its dramatic curved staircase to the casual recreation room, there's space for everyone to feel at home. Both casual and formal rooms make for grand entertaining or informal familiar gatherings.

With large rooms and lots of windows and French doors, you'll appreciate its liveable floor plan. Throughout the home are spots to sit and read on a rainy day, spaces to spread out with projects, and of course, a great central kitchen to make memories in. Balconies, patios and pathways offer places to relax, to wander along the water's edge and enjoy the best of Florida's waterfront lifestyle.

The pool is quite large, ideal for serious swimming. The dock, which extends well beyond the shallows, is the perfect spot to drop in a fishing line and watch the dolphins and sea birds frolic. The 10,000 lb. automatic lift will keep your boat high and dry but easily accessible when you're in the mood for an afternoon on the water.

Nestled in Pinellas Point, a well-established tree-lined neighborhood in southeastern St. Petersburg, you'll like being just ten minutes from downtown, and having easy access to the interstate

and Gulf beaches. It's a half hour north to Tampa International Airport, or less than a half hour south to the outlet mall in Ellenton.

This home has excellent bones; update it as you like to suit your style. See for yourself how you can make this your dream home!



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Details . . .

Interior Features:

- Island kitchen features butler's area, wet bar and walk-in pantry
- Functioning elevator car
- "Dream Screens" on several doors
- New blinds installed in living room and kitchen 2005
- New dishwasher installed 2007
- Water heater replaced 2008
- Inside laundry/utility area
- Huge rec room adjacent to pool
- Original blueprints are available
- Note: light fixtures over dining tables do not convey

Exterior Features:

- Pool drained & recoated 12/07, new pool filter installed 5/09
- Dock and 10,000 lb. boat lift installed 1998
- Automatic lawn irrigation system on reclaimed water (sprinkler system renovated 12/08)
- Front landscaping redone 12/08
- Hardy Plank siding installed 2004 on north & south ends of 2nd story
- New A/C & duct work installed in main house 2003, new A/C for living room & library 2008 and UV light in air handler installed
- Tile roof over main house and garage installed 1998
- New awnings installed 2005
- Average electric cost \$300/month
- Average water/sewer \$100/month
- 2010 property taxes \$8,521 with homestead exemption*

**Pinellas County Property Appraiser indicates 2010 taxes without any exemptions would be \$16,705*



The spacious Master suite has a fireplace, walk-in closet and French doors.



Two of the other bedrooms open to this shady balcony overlooking the water.



The outdoor living here is spectacular, and the waterfront is gorgeous!



ROOM DIMENSIONS:

- Living Room: 14'-3" x 22'-5"
- Dining Room: 13'-2" x 17'-9"
- Kitchen: 18'-8" x 18'
- Family Room: 18' x 26'-9"
- Library: 14' x 15'
- Recreation Room: 19' x 29'-3"
- Master Bedroom: 13'-5" x 20'-7"
- 2nd Bedroom: 18' x 11'-5"
- 3rd Bedroom: 13'-8" x 12'-8"
- 4th Bedroom: 14' x 12'-8"

Marketed by

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