

# Seapointe Townhome

7550 Sunshine Skyway Lane S. #T47

St. Petersburg, FL 33711

Offered at \$179,000.

2 Bedrooms • 2 - ½ Baths • 3 Balconies  
1,265 square feet • 1 Assigned Covered Parking Space  
Waterfront Community • Pool • Dock • Tennis Courts

[www.SeapointeT47.com](http://www.SeapointeT47.com)

Imagine sipping your morning coffee on your balcony watching the sun rise over the sparkling waters of Tampa Bay. That's the lifestyle you'll enjoy in this spacious condo. Nestled in a quiet community on St. Petersburg's southern point, just before the Sunshine Skyway Bridge,



The kitchen has a pass-through so it's open to the living space and view.



coming home to Seapointe will make the worries of the world drift away.

A lovely patio entrance welcomes you inside. On the first floor you'll find the living spaces. A large living/dining room features a wood-burning fireplace for the occasional cool day (or makes a great candle display!), and sliding glass doors open to one of three balconies. This one has a lovely water view.

The kitchen was remodeled to become an efficient place to cook and to entertain. Extra upper and lower cabinets were added to increase the work and storage space, and an opening was created to make a fantastic pass-through/casual bar to the dining area. A powder room on this level is perfect for guests.

Upstairs are both of the bedroom, each with a private bath and balcony. The Master suite enjoys water views from its balcony. The Master bath was remodeled with a raised-height vanity, and there's a nice walk-in closet as well.



There's plenty of space to enjoy as your new home or your vacation getaway. See for yourself how much you'll enjoy the waterfront lifestyle!



The living room (above) and the water view from the main balcony (below).



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# It's about the lifestyle . . .

You'll appreciate the laid-back lifestyle that focuses on the water here. Relax poolside any time of year - the pool is heated to 82 degrees year-round. The dock is a great place to drop a fishing line, sit and watch the sun rise or set. This community is designed around



enjoying the best that Florida has to offer, with turnkey living and no worries about the maintenance you'd have in a single-family home.

They say that location is everything, and you'll appreciate how convenient South Bay is. Interstate access is a snap, either northbound or south over the infamous Sunshine Skyway Bridge. Heading north, you're just ten minutes from the vibrant activity of downtown St. Petersburg. Head west and in ten minutes you can be at award-winning Fort DeSoto Park or on the sandy white beaches of the Gulf of Mexico. You can be at Tampa International Airport in less than thirty minutes.



## For the Detail-Oriented . . .

### Property Features:

- Two-story townhouse style
- 2 Bedrooms / 2-1/2 Baths (both bedrooms have open to balconies)
- Great water views
- Remodeled kitchen features extra cabinets, counters & storage space. dishwasher, range & refrigerator and a pass-thru opening
- Spacious living/dining room has wood-burning fireplace, sliding glass doors opening to balcony
- Master suite includes private bath with raised vanity counter, walk-in closet
- Wood-look laminate flooring in living/ dining room and upstairs bedrooms
- Newer front-loading washer & dryer

- Two new A/C units: upstairs 2007, downstairs 2012
- Water heater replaced approx. 2008
- Hurricane shutters on all windows
- Covered parking space #10
- Average electric bill \$150 in summer, \$65 in winter
- 2013 property taxes \$1,405\* with Homestead Exemption  
\*Pinellas County Property Appraiser indicates that 2012 taxes without any exemptions would be \$2,589/year.

### Community Features:

- Maintenance fee is \$423.29 per month; Fee includes trash removal, water & sewer, exterior building

- maintenance, escrow reserves, building insurance, lawn & landscaping
- Swimming pool is heated year-round
- 2-1/2 mile bike/walking path goes all the way to the Skyway rest area
- Pets allowed up to 25 lbs. (3 max, no more than 2 dogs)
- Rentals are permitted, 3 month minimum rentals)
- Association approval is required, with a \$50 application fee & \$60 credit check (personal interview is required)

See more information about this property online, including a visual tour with more photos, property disclosures and a pre-offer package. Go to: [www.SeapointeT47.com](http://www.SeapointeT47.com)

Showings available by appointment.

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