

Beautifully Restored

756 Second Street North

St. Petersburg, Florida

Offered at \$475,000.

3 Bedrooms / 3 Baths / 2 Car Detached Garage & Carport
2,106 heated square feet; Double Lot 110 x 127'
Plus approx. 1,200 sq. ft. legal rental apartment



This is "The House That Jack Built" in 1912, beautifully restored to its original grandeur, with modern updates you'll appreciate. On a double lot in the Historic Old Northeast Neighborhood, it's a treasure. Some of the features of this outstanding home include:

- Gleaming refinished heart pine wood flooring and details throughout
- Most exterior windows replaced between 1999-2002
- Formal living room (15 x 21') with wood-burning fireplace (Cuban tile hearth), gorgeous staircase, built-in bookcase and woodwork
- Formal dining room (12 x 13') with beautifully refinished built-in buffet/china cabinet, double-grooved plate rails and woodwork
- Excellent gourmet kitchen (11 x 14') remodeled in 2000 with granite counters, white raised panel and glass-front cabinetry, new appliances including natural gas stove, dishwasher, instant hot water, disposal.
- Inside utility room with Pergo wood-tone flooring for easy clean-up
- First-floor bathroom has terra cotta-style ceramic tile floors, and a refinished antique claw foot soaking tub
- Delightful former sunroom is currently used as an office; would make a perfect family room or den as well.
- Front porch with refinished wood floors is a fabulous place to relax and watch the world go by on the quaint brick streets.



Marketed by

THE SHARON SIMMS TEAM

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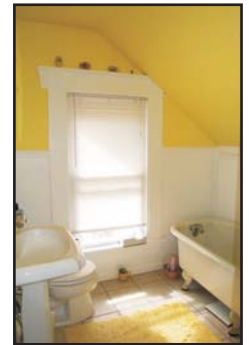
Each Office Independently Owned and Operated



- Three bedrooms and two full renovated baths upstairs; two bedrooms have hardwood floors, one has neutral Berber carpet
- Two bedrooms have new French doors to a second-floor balcony
- Two zoned central air conditioning; upstairs unit installed 10/03, downstairs approx. '88
- First-floor main hot water heater replaced 12/01 (each upstairs bath has its own hot water heater)



- Roof replaced on main house in 2001
- Exterior of main & carriage houses painted 7/02
- Sprinkler system on well with automatic timer
- Garage was designed for 2 "horseless carriages," currently used as workshop; additional 1 Car carport is masonry; total off-street parking for 4+ cars, plus boat/RV parking in rear with alley access
- Huge double lot has room for pool, fully fenced in rear



- Carriage house apartment above garage is approximately 1,200 sq. ft.; property has occupational licenses for a total of four legal rental units
- Home Warranty provided by seller on main house
- **2003 Taxes \$2,112* (with Homestead Exemption)** *Property Appraiser indicates 2003 taxes without Save-Our-Homes cap would be \$5,492, or \$6,103 without Homestead Exemption

SPECIFICATIONS / DETAILS:

Kitchen: 11 x 14' Bedroom 1: 12 x 11'
 Living Room: 15 x 21' Bedroom 2: 14 x 11'
 Dining Room: 12 x 13' Bedroom 3: 12 x 11'
 Den/Office: 8 x 22'

Overall Lot Size: 110 x 127'

Garage Apt. approx. 1,200 sf

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