

# Brighton Bay Waterfront

927 Addison Drive NE • St. Petersburg, FL 33716

Offered for \$315,000

3 Bedrooms • 2 Baths • 2 Car Garage

Built 2002 • 1,676 square feet

57' x 105' Lot on Pond Frontage



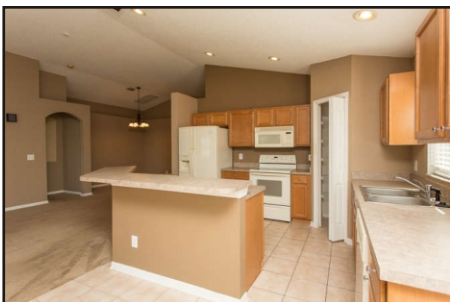
[www.BrightonBayHome.com](http://www.BrightonBayHome.com)

If you're looking for a newer home with great neighborhood amenities, look no further. This Brighton Bay home built in 2002 features vaulted ceilings, a great room floor plan and an inside utility



#### The bright, open kitchen features:

- Breakfast area w/sliding doors to lanai
- Raised panel wood cabinetry
- Casual dining counter
- Neutral appliances including double-door refrigerator with water/ice in door



room, things you won't find in older homes.

The island kitchen has lots of cabinet and counter space, and a casual dining bar. A closet pantry adds to the storage, and neutral appliances will fit any decor.

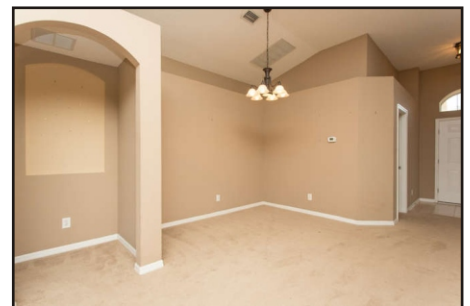
A split bedroom plan means lots of privacy for the Master suite, which has sliding glass doors out to the screened patio. There's a large private bath with a soaking tub and separate shower, and the wide vanity features double sinks. A walk-in closet offers lots of storage.

The other two bedrooms share a hall bath on the opposite side of the home. Both have nice closet space and vaulted ceilings.

There's a huge fenced back yard right on the pond - there are great water views from the house and especially the big screened patio. If you're interested in adding a swimming pool, the yard seems to be plenty large enough.

The neighborhood has great

amenities, including a swimming pool, playground, tennis courts and even a beach volleyball court! Conveniently located for access to St. Petersburg, Tampa and Clearwater, come see for yourself how much you'll enjoy living here!



The great room floor plan offers space for formal and casual dining, open living space and great views of the pond.



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## Details At-A-Glance:

- Built in 2002
- Vaulted ceilings
- Island kitchen & breakfast room with ceramic tile flooring
- Kitchen features neutral appliances (double door refrigerator, smooth surface range, dishwasher, microwave) and pantry closet
- Neutral carpet in living/dining areas and bedrooms
- Inside utility with washer & dryer
- Sliding doors from great room and Master bedroom to screened patio
- Master suite features walk-in closet and bath with double sinks, soaking tub and separate shower
- Split bedroom plan with second & third bedrooms sharing a hall bath
- Fenced back yard on pond
- Irrigation system
- Attached 2 car garage
- New HVAC system installed 2011
- Current flood insurance \$798/year
- Homeowner's dues \$377/year to Master Association, \$375/year to Sterling Manor at Brighton Bay
- Recreation area includes swimming pool, playground, two tennis courts and a sand volleyball court.
- **2013 Taxes \$4,926\* without Homestead Exemption**



The Master suite features sliders to the patio, a walk-in closet and private bath.



The other two bedrooms have vaulted ceilings and a shared hall bath.



There's a nice screened patio and a huge fenced back yard to enjoy.



Amenities include a pool, tennis courts, playground and even sand volleyball!

### ROOM DIMENSIONS:

Living Room: 13' x 15'

Dining Room: 10' x 8'

Kitchen: 13' x 10'

Master Bedroom: 12' x 24'

2nd Bedroom: 13' x 9'

3rd Bedroom: 10' x 10'

Marketed by

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