

Love This Loft!

535 4th Avenue S #9 • St. Petersburg, FL 33701

Offered for \$150,000

2 Bedrooms • 2 Baths • 1 Garage Space

Built in 2006 • 1,295 sq. ft.

www.ArlingtonLoftsCondo.com



Great loft condo just blocks from the core of vibrant downtown St. Petersburg! A third-floor walk-up built in 2006, you'll appreciate newer construction with the hallmarks of the loft style like exposed brick and duct work.

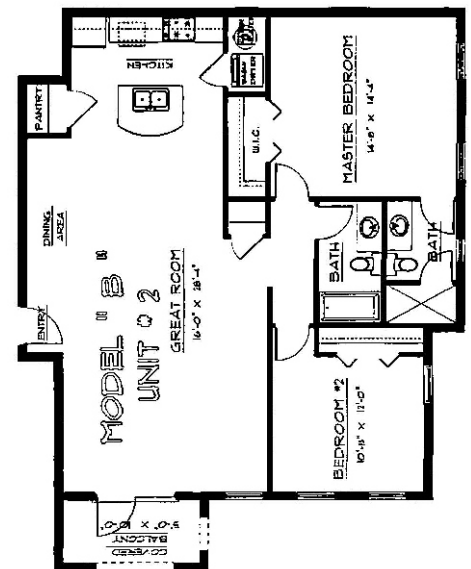


A great room layout, this top floor corner unit has high ceilings and lots of light. Bamboo floors are a sleek compliment to the open floor plan. The kitchen has a central island with casual dining counter, granite counter tops and black appliances. There's a walk-in pantry closet, and a laundry closet with front-loading stacked washer & dryer.



The Master suite has a large bedroom and a private bath with shower. There's a nice full bath in the hall adjacent to the second bedroom, which has great southern exposure. The community offers a "splash" pool to cool off in, and a charcoal grill in the common area. Assigned garage parking is under-building and secure.

You'll love walking to the Saturday morning market, enjoying the shops and restaurants downtown. Interstate access is a snap; be at the award-winning Gulf beaches in 15 minutes, or get to Tampa International Airport in roughly a half an hour. **Come see for yourself today how cool downtown loft living can be!**



See more photos & a visual tour:
www.ArlingtonLoftsCondo.com

THE
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Details . . .

Interior Features:

- Top floor southeast corner unit with lots of light
- Loft design features including exposed brick and ductwork
- Kitchen features granite counters, central island with casual dining counter, wood cabinetry and black appliances
- Walk-in pantry closet
- Inside laundry with stacked washer & dryer (included)
- Bamboo flooring throughout
- Wired for surround sound
- Wired for security system (not currently monitored)

Exterior Features/Systems:

- Parking space #9 under building
- Storage closet in garage
- Splash pool & outdoor grill area

Miscellaneous/Other:

- Association fee \$398/month, includes exterior maintenance, building insurance, roof, lawn/landscaping, water/sewer/trash removal, elevator & pool
- \$100 Association application fee, interview & approval required
- Pets are allowed, up to 50* lbs.
**Pet policy may change to 20 lbs.*
- Not in a flood zone
- Average electric bill \$90/mo
- 2012 property taxes \$985* with Homestead Exemption.
**Pinellas County Property Appraiser indicates that 2012 taxes without any exemptions would be \$1,932.*

ROOM DIMENSIONS:

Great Room: 16' x 28'-1"

Master Bedroom: 14'-8" x 14'-4"

2nd Bedroom: 10'-8" x 12'

Balcony: 5' x 10'



The large Master suite features a private bath with a shower.



The hall bath is excellent for guests, whether visiting or staying over.



The second bedroom has great southern exposure.



Cool off in the splash pool, or lounge in the sun if you prefer.



There's a charcoal grill set up so you won't miss your barbecue!

Marketed by
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