

Signature Style

175 1st Street S. #2602 • St. Petersburg, FL 33701

Offered at \$684,850

2 Bedrooms • 2-1/2 Baths • 2 Parking Spaces

Built 2009 • 1,465 square feet • Wrap-around Balcony

Heated Pool & Spa • Fitness Center • 24/7 Concierge Staff



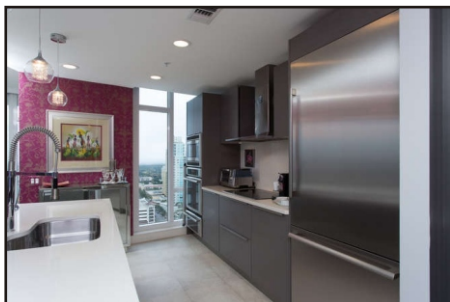
www.LiveInDowntownStPete.com

Enjoy views of the water and the city from sunrise to sunset. This 26th floor condominium home features a wrap-around balcony with spectacular views. In the popular Signature Place building in the heart of downtown, it's the ultimate in urban living.



The European kitchen features:

- Gorgeous quartz counter tops
- Sleek cabinetry, self-closing drawers
- Stainless steel refrigerator, dishwasher, wall oven, micro/convection, range hood
- Casual dining counter



The kitchen is the heart of this home. Creamy quartz counter tops complement the antique white Italian porcelain flooring. Sleek European cabinetry offers plenty of storage, like deep drawers for pots & pans - and they're self-closing. Stainless steel appliances complete the look. A casual dining counter is great for quick meals or conversation with the chef.

The living/dining space is designed in the great room style and open to the kitchen. Automatic pearl white electric blinds on all windows gives you the option to let as much or as little light in as you like. Relax and enjoy yourself, or throw a fabulous party - this space is meant to be appreciated!

The Master suite is a private retreat. There's a lavish bath with both a shower and a soaking tub, and double sinks in the wide vanity. The walk-in closet has been totally customized for maximum storage. The bedroom has great views, and even opens out to the balcony. A second bedroom is also en suite, with a private bath featuring a huge shower. There's a powder room for your visitors, too.

A stacked washer & dryer are tucked away in a utility closet adjacent to the upgraded hot water heater. If you need more storage, there's a locker downstairs. Your parking is taken care of - two under-building spaces come with the unit.

Situated just two blocks from the waterfront, you're in easy walking distance

to everything you need and want - groceries, shopping, restaurants, museums, galleries, entertainment venues, parks and more. The Saturday Morning Market, billed as the largest farmer's market in the Southeast US, is just outside your front door! If you do need to use the car, you'll appreciate the easy access to I-275.

See for yourself today how much you'll love living the downtown lifestyle!



You'll love the views from this unit, from Tampa Bay to the city skyline and west to the Don Cesar on the Gulf of Mexico.



THE
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TEAM**



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Details At-A-Glance:

- Antique white 18x18" Italian porcelain tile flooring throughout, green-tech rectified
- Pearl white automatic electric blinds on all windows, black-out shades in Master bedroom
- Quartz counters in kitchen & baths
- Kitchen features stainless steel appliances including double wall oven/micro/convection units, self-closing drawers, smooth-surface range with stainless steel hood
- All appliances are Thermador except the Bosch dishwasher
- Second bedroom door is pocketing
- LED ceiling lighting
- Touch/spot light fixtures
- Upgraded hot water heater
- Inside utility closet with stacked washer and dryer (included)
- Light fixtures & tvs do not convey
- Electric grills permitted on balcony
- Community amenities include heated infinity-edge pool, spa, lounge areas, putting green, fitness center, gathering rooms and catering kitchen for parties, 24/7 concierge/security staff
- 2 assigned parking spaces in under-building garage
- Secure storage unit
- 2 pets are allowed (owners only), no maximum weight
- No application or approval required
- Monthly maintenance fee \$906, includes water/sewer/trash, internet, cable tv, 24/7 staffing, building insurance (incl. flood), exterior maintenance and reserves
- **2013 Taxes \$6,399* with Homestead Exemption**
**Pinellas County Property Appraiser indicates that 2013 taxes with no*



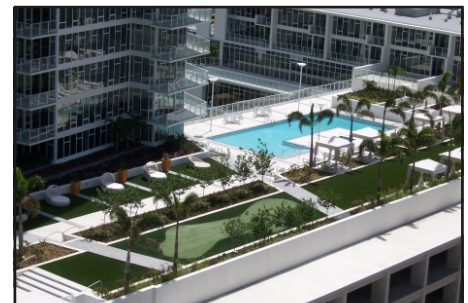
The Master suite has a lavish bath and a walk-in California closet.



The wrap-around balcony gives you views from sunrise to sunset.



The open floor plan is ideal for relaxing or for entertaining.



The amenities deck features a heated pool, spa, lounge areas and a putting green!

ROOM DIMENSIONS:

Great Room: 20' x 15'

Kitchen: 12' x 9'

Master Bedroom: 13' x 12'

2nd Bedroom: 13' x 10'

Marketed by

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