

Vendome Village 55+ Villa

6790 Riviera • Pinellas Park, FL 33781

1 Bedroom • 1-1/2 Baths • 902 sq. ft.
Washer & Dryer • 1 Car Garage

Offered for \$25,000



Vendome Village is a lovely 55+ community with quiet streets and trim villas. This corner unit is just across from the recreation building and swimming pool, so you're close to the activities, and you'll enjoy extra guest parking! Inside, you'll appreciate the newer wood-look vinyl flooring that looks great and is easy to maintain. The kitchen is light and clean, with newer white appliances and a breakfast counter. Relax in your favorite easy chair in the adjacent Florida room. The bedroom is spacious, and there's a walk-in closet. The Master bath has a tub/shower combination, and there's also a powder bath off the living room.

Unit Features:

- Living/dining room with wood-look vinyl flooring
- Kitchen with breakfast counter & newer appliances, including smooth-top range/oven, microwave and refrigerator
- Florida room with access to rear yard area

Mechanical/Systems:

- New water heater installed 2010
- Garage door & opener approximately 2 years old
- Roof replaced 2009
- Air conditioning system replaced 2008-09
- Washer & dryer included (in garage)
- Average electric bill \$80/month

Community Information:

- \$355.03 monthly maintenance fee includes exterior building maintenance, lawn/landscaping, building insurance, water/sewer/trash removal, cable television and reserves
- Land lease fee \$108.65/month
- Rentals allowed; 12 month minimum lease
- No pets allowed
- Pinellas County Property Appraiser indicates 2011 taxes with no exemptions would be \$530

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Vendome Village - 6790 Riviera - More Photos



The bedroom (above left) is spacious and bright. There's a large closet inside the room plus a walk-in closet just outside. The Master Bath has a tub/shower combination.



This is the cute powder room, just off the living/dining room.



Here's a look at the walk-in closet; there's no shortage of storage here!



The recreation building and swimming pool are just across the street. There's shuffleboard and lots of planned activities to enjoy, and you'll appreciate the extra parking!



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