

# Authentic Charm

**2267 6th Avenue N.  
St. Petersburg, FL 33713**

**Offered for \$400,000**

**3 Bedrooms | 2 Baths | 2 Car Garage**

**Built 1925 | 1,509 sq ft**

**62' x 127' Corner Lot**



**[www.KenwoodBungalow.com](http://www.KenwoodBungalow.com)**

This authentic 1920's bungalow has been well-maintained but untouched by remodelers - one of few completely original bungalows remaining in the Historic Kenwood neighborhood. Built with true craftsman quality construction, the home has a solid foundation and pier structure, with no settling or sagging floors or walls.

An award-winning xeriscaped yard frames this beautiful home



and its inviting front porch. Inside, you'll appreciate the original oak hardwood floors, plaster walls and ceilings, crown molding and woodwork. It's full of character that's hard to find anymore.

In the living room, a fireplace with a zero-emission natural gas insert adds warmth and ambience, and there are custom leaded glass windows as well. There's a spacious formal dining room and an adjacent sunroom for curling up with a good book. Then, into the kitchen - it's bright and has plenty of room to move around - and you'll absolutely love the vintage gas range! There's a cheery breakfast room to one side, with lots of built-in storage and display cabinetry.

This home has three true bedrooms, including a master suite with a private bath and walk-in closet. All the bedrooms are spacious, with the original oak floors. Two of the bedroom closets have been enhanced with updated shelving and rods. A hall bath features vintage tile and fixtures.

All of the "front porch" charm of this home's era have been preserved, while energy-efficient improvements and systems make it a smart choice for today. And you couldn't ask for a more welcoming neighborhood, with porch parties and outstanding activities.

**Find out for yourself today how much you'll enjoy living in this home, in this neighborhood!**



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# Details ...

- Original oak hardwood floors
- Original woodwork, crown molding, plaster walls and ceilings throughout
- Original 4-over-1 double-hung windows, twelve of which have been totally rebuilt
- Living room features custom leaded glass windows and zero-emission natural gas insert for fireplace
- Kitchen features vintage natural gas range
- Original built-in storage and display cabinetry
- New (2017) on-demand gas water heater for main house
- Reverse osmosis water purification for kitchen & icemaker
- New 3 ton, 15 SEER AC with heat pump installed 2015
- New shingle roof with sealed membrane installed 2016
- 2.5K net metered solar photovoltaic installation provides roughly 20% of the property's electricity
- Professionally landscaped, irrigation with well water
- 2 car detached garage/studio, fully plumbed with dedicated solar water heater
- 2017 property taxes \$1,450 with homestead exemption (*Property Appraiser website can estimate new owner's taxes*)
- Optional Historic Kenwood Neighborhood Association \$15-20/year
- Designated Artist Enclave



The Master suite features a private bath and walk-in closet



All of the bedrooms are large, with beautiful hardwood floors



The breakfast room and the sunroom add bonus spaces to enjoy



The award-winning xeriscaped yard is truly a delight

See more photos and information at:

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



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