

Patio & Preserve at Banyan Bay

**174 Banyan Bay Drive
St. Petersburg, FL 33705**

Offered for \$359,000

3 Bedrooms | 2 & 1/2 Baths | 2,230 sq ft

Built 2004 | 2 Car Garage

Community Pool & Dock

www.174BanyanBayDr.com



A large, private patio overlooking the preserve is what sets this home apart from others in the community. This well-built townhome in the gated waterfront community of Banyan Bay feels and lives just like a single family home but all the outside maintenance is taken care of!



The open concept floor plan is easily adaptable, with living and dining in a great room style open to a large kitchen with granite counters and wood cabinetry. Wood laminate floors flow throughout the main level. Sliders open out to the patio. There's a powder room on the main level, as well as an inside laundry room and garage access.

Upstairs, a huge loft is ideal for a family or media room, with vaulted ceilings and tons of light. On one side is the large Master suite, with tray ceiling details and a separate sitting area. The bath features a soaking tub, separate shower and vanity with double sinks. In addition to the walk-in closet, there's extra hanging space in the bath area.

There are two additional bedrooms on the opposite side, with a shared hall bath. Both have vaulted ceilings. One features a balcony facing west for sunset viewing.

The neighborhood is quiet and friendly. Stroll along the water's

edge and enjoy the protected bayou. There's a swimming pool and a day dock, as well as kayak/canoe storage. It's very convenient to I-275 and to vibrant downtown St. Petersburg, but just off the beaten path.

Imagine how peaceful living here will be - make it your new home today!



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Details ...

- Two-story townhouse (all bedrooms upstairs)
- Great room living/dining
- Wood laminate flooring
- Crown molding
- Living area features sliding glass doors to extended brick patio with conservation view
- Kitchen with raised panel wood cabinetry, granite counter tops, large pantry closet and breakfast bar
- Downstairs powder room
- Inside laundry room (washer & dryer do not convey)
- Master suite with tray ceiling, sitting area, walk-in closet plus extra hanging space in bath with soaking tub and separate shower
- Granite-topped vanity counter with double sinks
- Versatile upstairs family or media room with high ceilings and huge picture window
- Attached 2 car garage
- 2 zoned A/C units (2011/2013) and humidistat
- Heated community pool
- Storage for canoes/kayaks
- 2 pets & leasing allowed
- HOA fee \$550 includes water/sewer/trash, cable, insurance, roof, grounds, dock, reserves & much more
- \$50 application fee
- 2016 taxes \$2,517 (Pinellas Co. Property Appraiser says taxes with no exemptions would be \$6,214)



The Master suite is enormous, with a private bath and walk-in closet.



The other two bedrooms are across from the loft & media area.



The expanded brick patio adjacent to conservation is a huge treat!



There's a great community pool and dock, and kayak/canoe storage.

See more photos and information at:

www.174BanyanBayDr.com



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