

# Banyan Bay Conservation Views

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

**Offered for \$355,000**

3 Bedrooms | 2 & 1/2 Baths | 2,194 sq ft

Built 2004 | 2 Car Garage

Community Pool & Dock

**[www.172BanyanBayDr.com](http://www.172BanyanBayDr.com)**



Appreciation of natural serenity is the uniqueness of this townhome. Start with the walk down the side path lined with orchids and xeriscaped landscaping. Inside, the open concept great room has sliding glass doors leading out to a covered lanai right next to the conservation



area. Above that, a private balcony from the Master suite enjoys the view just at the tree tops.

Gorgeous engineered wood floors flow throughout the living space. In the kitchen, with plenty of counter space and a casual breakfast bar, ceramic tile makes for easy maintenance. A separate dining area is unique to this floor plan - dinner, anyone? There's a powder room for your guests just around the corner, as well as an inside laundry and access to the 2 car garage.

Upstairs, a large loft/landing is ideal for a family or media room, with vaulted ceilings and lots of space. 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. There's a walk-in closet with organizer shelving.

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.

This waterfront community is truly unique. There's a swimming pool and a day dock, as well as kayak/canoe storage and much more.

**Discover the beauty of nature just minutes from vibrant downtown!**



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# Details ...

- Two-story townhouse (all bedrooms upstairs)
- Open concept floor plan
- Separate dining room area
- Engineered wood flooring
- Crown molding
- Sliding glass doors to lanai 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 included)
- Master suite with tray ceiling, sitting area, walk-in closet plus private bath with soaking tub and separate shower
- Corian 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
- Heated community pool
- Storage for canoes/kayaks
- 2 pets allowed
- Leasing allowed
- HOA fee \$550 includes water/sewer/trash, basic cable, insurance, roof, grounds, dock, reserves & much more
- \$50 application fee
- 2016 taxes \$2,483 (Pinellas Co. Property Appraiser says taxes with no exemptions would be \$6,136)



The large Master suite has a sitting area and a private balcony.



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



A lovely covered lanai and 2nd floor balcony overlook conservation area.



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

See more photos and information at:

[www.172BanyanBayDr.com](http://www.172BanyanBayDr.com)



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