

Cloister Condo

**288 Beach Drive NE #6B
St. Petersburg, FL 33701**

Offered for \$1,299,000

3 Bedrooms + Den/TV Room | 2 & 1/2 Baths
2,600 sq ft | Built 1999 | Pool | Fitness Center

2 Garage Parking Spaces

www.CloisterCondo.com

This is a rare opportunity to own a front unit at The Cloister on Beach Drive in the heart of vibrant downtown St. Petersburg. Completely remodeled, it offers a spacious open floor plan overlooking the waterfront parks and Tampa Bay.

Handsome engineered hardwood floors flow throughout the home. A central kitchen features quartz count-

er tops, plenty of cabinetry for storage and creative use of colors and textures. The large living room has walls of windows to enjoy the view, and a unique electric fireplace. The dining area opens out to the main balcony facing due east.

The Master suite is quite large, and has a private bath with a soaking tub, separate shower, and a wide vanity with double sinks. All of the bedrooms feature plantation shutters and generous closet space. The third bedroom is currently outfitted as an office with a Murphy bed. The original plan has been modified to add a powder room for visitors and a large tv room/den. All of the baths have been remodeled with clever, unique fixtures and hardware.

The Cloister is an intimate community of only 32 units, with reasonable rules and on-site self-management. Amenities include sitting areas, party rooms, billiards, a fitness center and a lap pool. A truly unique feature is a 2 bedroom guest suite. This unit comes with two garage parking spaces.



The downtown location is incredible - surrounded by shops, restaurants, museums, groceries and more. It's a vibrant urban atmosphere, and there's always something interesting going on! Access to I-275 is a snap, too.

Come see for yourself how much you'll love living here!



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Details ...

- Engineered hardwood flooring throughout the home
- Kitchen features quartz counter tops, island, high-end stainless steel appliances, upgraded cabinetry & casual dining bar
- Living room features electric fireplace, walls of windows
- Dining area opens to balcony
- Views due east over Museum of Fine Arts, waterfront parks and out to Tampa Bay
- 2nd and 3rd bedrooms have "Juliet" balconies
- 3rd bedroom is currently used as an office, with built-in cabinetry and a Murphy bed
- Large tv room/den
- Monthly condo fee \$1,404, includes building maintenance, insurance, roof, landscaping, water/sewer/trash, FIOS cable & internet, pest control and reserves
- Average electric \$254/month
- Building amenities include on-site manager/concierge, lap pool, fitness room, 2 bedroom guest suite, party room, billiards, gathering areas
- 2 pets allowed, max 30 lbs.
- 2 garage parking spaces
- 2 storage lockers
- 1 year minimum rentals are allowed, with no more than 5 units leased at any time (currently 3 are leased)
- 2016 Taxes \$26,107 with Homestead exemption



The Master suite features a private bath with soaking tub and shower.



There are two other full bedrooms with "Juliet" balconies.



Enjoy the view from the balcony, or cozy up in the media room.



There are great amenities - stay fit using the lap pool and fitness center!

See more photos and information at:

www.CloisterCondo.com



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