

Coquina Retreat

**3200 Coquina Key Dr SE
St. Petersburg, FL 33705**

Offered for \$650,000

3 Bedrooms + Den | 2.5 Baths | 2 Car Garage

Built 1986 | 2,257 sq ft

77' x 130' Lot | Dock | Boat Lift



www.CoquinaKeyHome.com

Looking for a waterfront retreat that you'll love to come home to? This spacious home tucked away in a quiet corner of the Coquina Key neighborhood is on a dead-end street so there's no through traffic. The water view is spectacular - from sunrise to sunset - and it's like having your own aquarium of fish, dolphins and manatees to watch.



Inside, large rooms with marble flooring give both formal and casual living spaces, including a bonus room/den that could easily be a 4th bedroom. Brand new hurricane-rated sliding glass doors open from seemingly everywhere out to the huge screened porch.

There's a central kitchen with granite counter tops and solid wood cabinetry. You'll love the stainless steel french door refrigerator, and there's lots of counter space and storage. A pass-through window makes outdoor dining service a breeze. This space opens to a comfortable family room with a great view of the water.

Outside, there's a huge screened porch plus open deck space. The dock has been completely redone with new wrapped pilings, and there's a 10,000 lb. boat lift. Davits are also there for smaller craft. If you like to fish, you will absolutely love this spot, and the fish cleaning table that's made for pro's.

The neighborhood is very convenient to downtown with all of

its vibrancy, but far enough away to avoid the hustle and bustle. The 16 acre community park is nothing short of extraordinary, with too many amenities to list here.

A new high-efficiency HVAC system and new garage doors are among the other recent upgrades. **It's ready to be your piece of paradise - see it for yourself today!**



COASTAL
properties group
INTERNATIONAL



Marketed by
The Simms Team
727-898-2582



THE
SIMMS
TEAM

www.SimmsTeam.com

Details ...

- Great open water, no bridges to Tampa Bay - sailboat water
- View of downtown skyline
- Main bath has new marble-top vanity with double sinks
- Reverse osmosis system for kitchen sink
- All new hurricane-rated sliding glass doors
- New HVAC system installed late 2016 (10 year transferrable warranty)
- New garage doors (installed Dec. 2017)
- Workbench and lots of cabinet space in garage
- Washer & dryer in garage
- New dock with water and electric, fish cleaning table
- New wrapped pilings
- 10,000 lb. boat lift plus davits
- New outside decking
- Storm shutters for all windows
- Irrigation system on reclaimed water
- Water softener exists but is not in use and not warranted
- Shingle roof (installed in 2000 per public record)
- Voluntary neighborhood association \$40/year
- 16 acre community park with wilderness Area, 2 lighted foot-ball fields, basketball court, 4 lighted tennis courts, playground, dog park, grill, shelters
- Homeowner's insurance roughly \$2,700/year, plus \$1,000/year flood insurance



The Master bedroom opens to the back deck. The bath has a new vanity.



In addition to the living/dining room is a den/family room.



You'll love the outdoor space - a huge screened porch plus open deck.



The dock has been rebuilt and new wrapped pilings installed.

See more photos and information at:

www.CoquinaKeyHome.com



Marketed by
The Simms Team
727-898-2582



THE
SIMMS
TEAM

www.SimmsTeam.com