

Towers of Channelside

449 S. 12th Street #1205
Tampa, FL 33602

Offered for \$549,900

2 Bedrooms | 2-1/2 Baths | Built 2007

1,378 sq ft | 2 Garage Parking Spaces

Pool | Spa | Outdoor Grill



www.Channelside1205.com

If you're looking for an urban lifestyle, this condo at the Towers of Channelside is a perfect fit. It has all of the modern amenities and design you're looking for, and the location is awesome! You'll love coming home here, or having it as your getaway place.

The floor plan is a great room layout. The open kitchen features granite counter tops, wood cabinetry and



stainless steel appliances. The living area has handsome wood floors, with walls of windows looking out over the city. There's a powder room for your guests, and an inside laundry room.

Both of the bedrooms have private baths with double sink vanities, showers in addition to soaking tubs, and walk-in closets. Both of them also open through sliding glass doors to the balcony, where you'll really enjoy the views.

Look south over Amalie Arena toward Harbour Island or west toward downtown and the setting sun in the evening. Keep tabs on the construction progress of the USF Morsani College of Medicine and Heart Institute that's due to open in late 2019.

The building offers 24-hour concierge security and a secure parking garage. This unit comes with two assigned parking spaces and a storage locker. On the community level, you'll appreciate the resort-style pool that's spread out and includes a waterfall and spa. There's an outdoor grill, and several different areas

for relaxing, or for private parties. The amenities are truly outstanding.

You're in the heart of the action here, within blocks of sporting events and concerts, entertainment, dining and shopping. Enjoy the RiverWalk or hop over to the Henry B. Plant Museum - the list goes on. There's also easy access to the Crosstown Expressway and I-275. **Make this great Channelside condo yours today!**



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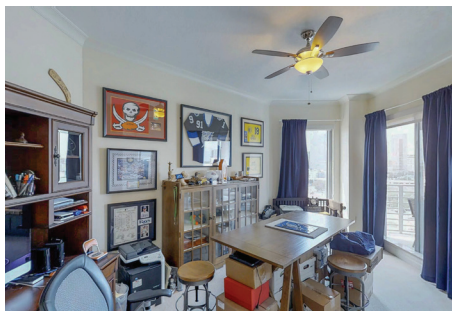
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Details ...

- Two Master bedrooms with en suite baths, both opening to the balcony, both carpeted with walk-in closets
- Great views of Channelside District and downtown
- Kitchen has granite counter tops, wood cabinetry, stainless steel appliances, dining counter
- Handsome wood floor in great room / living area
- Washer & dryer included
- Garage parking spaces #664 and #689
- Storage room 334
- Locker #70
- 2017 property taxes \$7,715
- Maintenance fee is \$852 per month, includes trash removal, water & sewer, basic cable tv, exterior building maintenance, escrow reserves, building insurance, lawn & landscaping
- 24 hour concierge / security
- Secure parking garage
- Swimming pool, spa and waterfall
- Outdoor grill area
- Recreation area includes party rooms, inside and outside bars, billiards table
- Pets allowed up to 75 lbs (3 max, breed restrictions)
- Rentals permitted, 9 month minimum, no more than twice a year



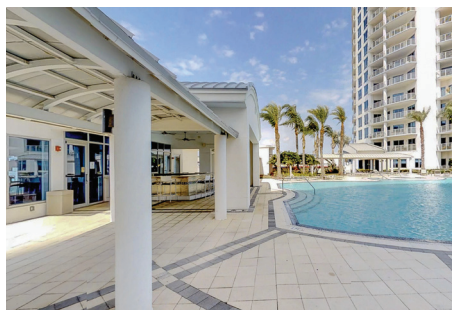
The Master suite has a walk-in closet and a private bath.



Both of the bedrooms open out to the wide balcony.



There are lots of spaces to enjoy throughout the lobby and amenity deck.



Imagine how much fun you'll have living here!

See more photos and information at:

www.Channelside1205.com



Marketed by
Rob Johnson
727-599-7980



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