

# Imperial Park Home

**1407 S Hercules Ave  
Clearwater, FL 33764**

**Offered for \$225,000**

2 Bedrooms | 2 Baths | 1 Car Garage

Built 1965 | 1,181 sq ft

76' x 115' Lot



[www.ImperialParkHome.com](http://www.ImperialParkHome.com)

This home in the desirable Imperial Park neighborhood offers great space, especially for entertaining. The open living and dining room has nice wood-look laminate flooring and sliding glass doors opening to the screened porch.

The kitchen has been nicely



remodeled with all new stainless steel appliances and new flooring, and there's a cute breakfast nook. You'll love the back yard views through brand new windows just installed this year.

The Master suite has a huge walk-in closet and a private bath with shower. The hall bath has a tub and wide vanity. Both bedrooms are good-sized, and there's plenty of closet space, too.

You'll love the huge back yard, with a nice mix of shaded and open space. It's fenced all around, so your two- and four-legged friends have a great place to play.

The single car garage has extra space for storage and work space. Washer & dryer are included. Although the A/C is older, all the ductwork has been replaced to maximize efficiency.

Centrally located with easy

access to all sorts of community amenities, you'll appreciate being able to get wherever you want in a snap. It's close to schools, shopping, beaches, biking / running trails, pools and parks.

**Make this your new home and see how much you'll enjoy living in Imperial Park!**



Marketed by  
**The Simms Team**  
727-898-2582



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# Details ...

- All new windows in 2018
- Kitchen remodeled with stainless steel appliances
- Breakfast area
- Wood-look laminate flooring in living / dining room
- Sliding glass doors open to screened back porch
- Large back yard
- 1 car attached garage with laundry (washer / dryer included)
- Tile roof 2005 per public records
- HVAC is older (1999) but ductwork has all been replaced
- Security system from previous owner exists but would require re-wiring to activate
- Average electric \$100/mo
- Average water/sewer/trash \$130/month
- Lawn service \$60/month
- Mandatory association \$80/year **imperialparkneighborhood.com**
- 2017 property taxes \$2,241 with homestead exemption. (Buyer should check [www.pcpao.org](http://www.pcpao.org) for estimate of new owner's taxes)



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



There's a hall bath for your guests and the second bedroom.



You'll enjoy the back porch and large yard.



See more photos and details at:  
[www.ImperialParkHome.com](http://www.ImperialParkHome.com)



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