

# Kenwood Cutie!

602 23rd Street N  
St. Petersburg, FL 33713

Offered for \$175,000

2 Bedrooms | 1 Bath | 643 sq ft | Built 1949

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



Tiny Kenwood Cutie! If you're looking for a small home that's turnkey, easy and inexpensive to maintain, this could be the one for you! All the main systems have been replaced - roof, HVAC, elec-



trical panel, hurricane-rated windows & doors, water heater, fence and more. It's high and dry, approximately 60' above sea level.

The inside is surprisingly just the right size. The main living space is bright and open. The kitchen is efficient and has new stainless steel appliances. An inside laundry room is a great feature! Then, there's a great little deck in the fenced rear area.

There are two bedrooms, which currently have convertible furniture (negotiable) that allows them to double as a tv room and as an office - talk about an efficient footprint! The bath is also surprisingly large, with plenty of storage space.

Kenwood is a great community with an active (but not intrusive) volunteer neighborhood association. It's close to vibrant down-

town but quiet and peaceful. Just to the south you'll also find the Grand Central District with lots of great dining, entertainment and shopping. **Is this little house just right for you?**



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# Details ...

- Roof replaced 5/2017 (including hurricane tie-downs, labor warranty through 5/2027 is transferrable)
- HVAC completely replaced 8/2016 (transferrable parts warranty through 8/2021)
- Water heater replaced 9/2016
- Hurricane-rated windows & doors installed 2/2017
- New main electrical panel installed 6/2017
- New exterior vinyl siding installed 4/2017
- Tented for termites 8/2016 (no current warranty)
- All work referenced above was permitted and inspected, except water heater and electrical which were installed by licensed contractors.
- New fence & deck installed 2/2019, stained 2/2020
- Wind mitigation report valid through 6/6/2022
- All furniture is negotiable
- Kitchen features stainless steel appliances new in 2016
- Inside laundry room (washer & dryer included)
- Ion exchange water softener is a contracted service with tank switched every four weeks (no owner maintenance)
- Homeowner's insurance \$637/year
- Average electric \$80/month
- Average water/sewer/trash \$95/month (higher if watering frequently)



This bedroom is a convertible office (furniture is negotiable).



The bath is surprisingly large, and super clean and bright.



Currently the 2nd bedroom is doubling as a tv room.



It's super low maintenance and you'll enjoy the neighborhood!

See more photos and information at:

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



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