

**FEATURES / SHOWING GUIDE**  
**2821 13<sup>th</sup> Street N, St. Petersburg FL 33704**  
3 Bedrooms | 2 Baths | 2 Car Garage  
1,728 sq ft | 44' x 127' Fenced Lot | Built 2005

**INTERIOR FEATURES**

- Engineered hardwood flooring throughout all living areas and bedrooms
- Wood burning fireplace in living room
- Dining and living rooms feature coffered ceilings and recessed accent lighting
- Contemporary light fixtures throughout
- Open concept kitchen features:
  - Quartz countertops
  - Glass tile backsplash
  - Casual dining bar
  - EverPure water filtration system
  - Five burner natural gas Italian Verona range
  - Pot filler above range
  - Stainless steel Maytag French door refrigerator
  - Stainless steel Bosch dishwasher
  - Stainless steel GE microwave & warming drawer (roughly 4 years old)
  - Large closet pantry
  - Under counter and display cabinet lighting (*light strip to the left of the range does not function*)
- Inside laundry closet with stacked front-loading washer and gas dryer
- All bedroom closets have custom built-in organizer shelving
- Master suite features spacious bedroom, remodeled bath with tall vanity and tiled/glass shower, walk-in closet
- French doors open to screened rear porch
- *Note: In-ceiling surround sound system is not functional - could be rewired to utilize existing speakers*
- *Theater room projector is an older model, picture is not crisp*

**EXTERIOR FEATURES**

- Wide front porch with custom handmade swing, wood plank-look ceramic tile
- Paver front walkway and rear patio
- 2 car rear-entry garage with automatic door opener
- Newer fencing with reinforced fence gate
- Rear landscaping includes a mature oak tree, palms and bird of paradise plants
- Gutters with leaf guards
- Composite exterior siding
- *Exterior "cameras" are simply visual deterrents*

## SYSTEMS / OTHER DETAILS

- Irrigation system with automatic timer, can operate on city water or well (when water level is sufficient)
- 3.5 ton HVAC system has centralized annual-change filter (2015)
- Rinnai tankless natural gas water heater (2012)
- Tented for termites 2016 (no warranty in place)
- Roof is original (2005)
- 200 amp Murray electrical panel, exterior equipment exists for generator installation
- Electric vehicle charging outlet in garage
- *Central vacuum system worked at time of purchase but has not been used since*
- *Security system equipment in place, not currently used*

## CARRYING COSTS

- 2019 Property Taxes \$4,151 / year (with Homestead Exemption)

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