

# SHOWING GUIDE

**181 94<sup>th</sup> Avenue N, St. Petersburg, FL 33702**

3 Bedrooms / 2 Baths

1,258 sq ft (as measured by appraisal)

75 x 92' Corner lot

A rainy day made our photos look a little dreary, but these sellers have gotten new jobs out of state and they've gotta go! Come see how this cute house looks in person - it's got great open living space, lots of fenced yard space (and a hot tub) and it's in a fantastic neighborhood with no mandatory HOA! Kitchen and baths are nicely updated, and there are tile & terrazzo floors throughout (no carpet!). There's a large screened porch and a laundry closet under cover. The roof was replaced in 2018 and the HVAC in 2020. The circular drive offers plenty of parking, and it's super convenient to shopping and dining. There are two parks nearby, and a boat launch that takes you out to Weedon Island Preserve.

## DETAILS:

- Island kitchen with solid surface counters
- Tile throughout living areas
- Terrazzo in bedrooms
- Ceiling fans in primary bedroom & living room
- Primary bedroom has walk-in closet, en suite bath with travertine tile flooring
- Living room wall-mounted entertainment center conveys
- Screened Porch
- Hot tub conveys
- HVAC replaced 2020
- Roof replaced 2018
- Washer & Dryer are negotiable (1 year old, front-loading units)
- Security cameras will convey but are not currently installed or monitored
- Sprinklers (in front yard) on reclaimed water

## COMMUNITY FEATURES

- Community boat ramp
- Two parks nearby
- Easy access to I-275 and Gandy
- No mandatory HOA

## CARRYING COSTS

- Homeowner's insurance: \$1,857/year
- Flood insurance: \$1,614/year
- Average electric: \$166/month
- Average water / sewer / garbage: \$150/month
- 2020 taxes \$2,485 (without homestead exemption)

## ATTACHMENTS AVAILABLE IN MLS:

- Lead-Based Paint Rider
- Seller's Property Disclosure