

Venetian Isles Sailboat Waterfront

2016 Montana Ave NE, St. Petersburg FL

Offered for \$1,150,000

4 Bedrooms | 2 Baths | 2 Car Garage

1,952 sq ft | Built 1973 | 77' x 120' Lot

Screened Pool | Dock

www.VenetianIslesWaterfront.com



This single-story Rutenberg split plan in Venetian Isles offers the ideal Florida waterfront lifestyle. **Bring your sailboat - there are no fixed bridges to open Tampa Bay!**



The interior layout is comfortable and focused on the birdcage screened pool and tropical environment. The living/dining room has fully pocketing sliding glass doors that open to the lanai, offering perfect indoor/outdoor connection, whether for entertaining or just relaxing.

The central kitchen is open to a family room, with access to the pool and views of the water. There's a gas fireplace to enjoy here, the central heat and tankless water heater are also gas. Sliding glass doors open from here out to the lanai as well.

The primary bedroom suite has a walk-in closet and a private bath. It's adjacent to the fourth bedroom, which makes an ideal home office. Two other bedrooms are on the opposite side of the home, with a full bath.

This well-maintained neighborhood is convenient not just for boating, but for proximity to vibrant downtown St. Petersburg. **Come see for yourself how much you'll enjoy living here!**



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Details ...

INTERIOR FEATURES

- Rutenberg-built split floor plan
- Living / Dining room features fully pocketing sliding glass doors to lanai
- Primary bedroom features en suite bath, walk-in closet
- 4th bedroom / office is adjacent to the primary bedroom suite
- Central kitchen features closet pantry, dining counter and pocket door to hallway
- Inside laundry room with great storage, washer & dryer included
- Family room features natural gas fireplace, sliding glass doors to the lanai

EXTERIOR FEATURES

- Spacious covered lanai, pool with birdcage screen enclosure
- Dock with newer wrapped tie poles (water and electricity nearby, but are not attached)
- Seawall has been reinforced with a belly band and new cap
- Irrigation with reclaimed water
- 21' x 21' 2-car garage with hurricane rated door

SYSTEMS/MISC

- Tankless natural gas water heater & natural gas heat
- New electric panel 2018
- AC replaced 2016
- MERV 11 Air Filtration
- Most windows fully impacted to 150 mph, others protected by shutters or roll down screens
- Hurricane screens installed 2018, can be operated remotely



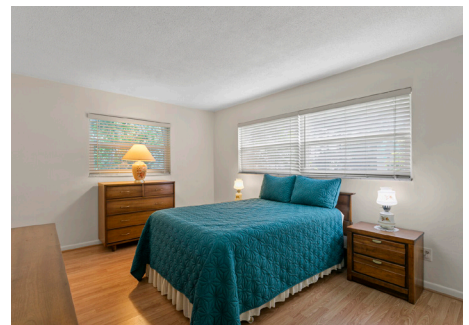
Everything is focused on the outdoors, with a spacious covered lanai.



The primary bedroom suite has an en suite bath and walk-in closet.



Two of the four bedrooms are on the opposite side with a full bath.



It's all about the waterfront lifestyle here.

See more photos and information at:
www.VenetianIsleWaterfront.com



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