



Timeless Elegance in Woodlawn

An impressive home with a rich history.

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Formal living and dining spaces capture the historic charm of the home.



The kitchen, oh the kitchen... there's so much to share...



Wrap-around outdoor decks offer multiple spaces to relax and enjoy.



Want to cool off on a hot day? The large saltwater pool will do the trick.

Space for Everyone

The traditional Colonial entry and formal living and dining spaces lead into a home that flows for entertaining but yet gives options for everyone to have private spaces when they want it. You'll appreciate the custom-designed office with built-in desks and cabinetry for two to use comfortably. Even the dogs have their own space; there's a compact dog run that opens from the flexible "game room" that once was a back porch.

A Kitchen That A Chef Will Crave

The kitchen is the heart of a home, and this one has a show-stopper! Custom designed Shiloh solid wood cabinetry and cool quartz counter tops offer incredible work spaces and storage. The central island is massive - the perfect spot to enjoy a casual meal or entertain with a buffet - or bake as many cookies as you can possibly roll out. The appliances are chef's quality, including a six-burner KitchenAid natural gas range and a Bosch french door refrigerator. A deep farmhouse sink looks out at the side courtyard. Two separate closet pantries (and an extra fridge) mean that you can put that big box membership to good use! A wet bar is strategically located for easy access to the living spaces or the pool area, and there's a standalone ice maker.

Outdoor Enjoyment

Situated on nearly a double lot, there are three separate deck areas to enjoy. To the north side, there's a private courtyard-style space that features an 8-person hot tub. The main deck area off the back of the home has a lovely deep awning for shade and leads you to a large saltwater pool and the oversized detached garage with storage space that could be easily converted into a guest cottage. A separate deck area has natural gas piping to hard-wire a grill if desired, and more space to enjoy.

A Location You'll Appreciate

The Woodlawn neighborhood has quiet streets and mature, shady trees to make you feel welcome and comfortable any time. It's just a few minutes by car to vibrant downtown St. Petersburg, and you can access I-275 in a snap. There's nearby shopping, dining and anything else you could want.

Discover for yourself how much you'll enjoy living in this home!

INTERIOR FEATURES

Show-stopping kitchen features:

- Huge central island with storage drawers on all sides
- 6-burner natural gas range/stove
- Bosch French door refrigerator
- All other appliances are chef-quality KitchenAid stainless steel
- Two separate pantry closets (secondary refrigerator in pantry)
- Shiloh solid wood cabinetry with soft-close drawers and pull-out features
- Quartz counter tops and backsplash
- Farmhouse-style deep sink with window overlooking patio
- Wet bar with ice maker
- Porcelain tile flooring in harlequin design
- Half bath adjacent to the kitchen / back patio areas

Formal living room features:

- Wood-burning fireplace
- Built-in solid wood display/bookcases
- Recessed lighting and scone accents
- Crown molding, Plantation shutters
- Barn doors open to the game room
- Large two-person office with custom built-in desks & cabinetry plus a generous walk-in storage closet
- Formal dining room has French doors opening to the north side patio and hot tub
- Original oak hardwood floors in living, dining & study
- Upstairs laundry room includes Samsung washer/dryer, custom Shiloh cabinetry with quartz countertops and large walk-in closet with Container Store organizer features

Primary bedroom suite features:

- Private bath with walk-in shower, soaking tub, tall vanity cabinet with double sinks
- Large walk-in closet with built-in dressing area, customized Container Store organizer features
- Second bedroom features large walk-in closet
- Third bedroom features two individual closets
- All upstairs bedrooms & landing feature original oak hardwood floors
- Upstairs hall bath features tub/shower combination and vanity with wall-mount hardware to maximize under-counter storage space
- All counter tops throughout kitchen, baths, laundry and office are quartz
- All cabinetry throughout kitchen, baths, laundry and office are Shiloh solid wood materials with soft-close technology
- All plantation shutters are from Blind & Shutter Gallery
- All ceiling fans are new, with motor warranties
- All televisions (6)/ mounts (5) convey with the home (living room tv is Samsung Art)
- Furnishings (with limited exception of some artwork / collectibles) are negotiable and could convey with an appropriate offer

Experience the charm of the 1920's in a home that's been remodeled to offer all of the modern amenities you're looking for in your next home.

EXTERIOR FEATURES

- Saltwater swimming pool (pump replaced 2022, salt cell replaced early 2023)
- 8 person hot tub installed 2022 with new decking
- Detached oversized 2 car garage with automatic door openers, space that could be converted to a guest cottage (this space has electric service and is fully plumbed)
- Driveway repoured in 2023
- Single fenced dog run on south property line
- New rear awnings
- New LeafGuard gutters
- Metal siding, largely replaced since 2020
- Mature landscaping, well-maintained fencing, landscape lighting (\$4,000 worth of tree work and updating done recently)
- Rear deck area with new awnings (Piped for natural gas grill if desired)

SYSTEMS / MISC

- Whole house natural gas generator installed 2022 (annual maintenance contract renewed August 2023, may be transferred - note: remote testing weekly)
- Sonos surround sound system in kitchen, game room, pool and hot tub areas
- Two separate HVAC systems: upstairs replaced late 2019, downstairs replaced 2022
- Halo air purification systems have been installed on both HVAC units
- All new duct work
- Water heater replaced late 2019
- Termite warranty with Aardvark in place, may be transferred (tenting in 2016)

- Irrigation system on well water (pump replaced Sept. 2023)
- New front door made of thermal anti-mildew material, stained to emulate wood, sidelight panels
- New windows & exterior doors on east side of home
- Google Nest doorbell and thermostats (2)
- Roof replaced 2015
- Completely rewired electric in 2020
- New rear sewer clean-out installed 2020

CARRYING COSTS

- Homeowner's Insurance \$5,056/year
- Flood Insurance (not required) \$754/year
- Electric (Duke Energy) \$500/month
- Water/Sewer/Trash (City of St. Petersburg) \$100/month (covers two recycling bins)
- Natural gas (TECO/People's Gas) \$30/month
- Pool care (Acqua Wizard) \$170/month



Tami Simms
The SIMMS Team
Coastal Properties Group
238 Beach Drive NE
St. Petersburg, FL 33701
Cell 727.743.6262
tami@simmsteam.com
www.SimmsTeam.com



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