

FEATURES – 2365 WOODLAWN CIRCLE E, ST. PETERSBURG

3 Bedrooms + Office / 2-1/2 Baths / 2 Car Detached Garage

2,424 sq ft / Built 1925 / 90 x 110' Oversized Lot

INTERIOR FEATURES

- Show-stopping kitchen features:
 - Huge central island with tremendous storage
 - 6-burner KitchenAid natural gas range/stove
 - Bosch stainless steel French door refrigerator
 - KitchenAid stainless steel dishwasher
 - Two separate pantry closets (secondary refrigerator in pantry)
 - Shiloh solid wood cabinetry with soft-close drawers and pull-out features
 - Farmhouse-style deep sink with window overlooking patio
 - Wet bar with KitchenAid ice maker
 - Quartz counter tops and backsplash
 - 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

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
- Irrigation system on well water (pump replaced Sept. 2023)
- Termite warranty with Aardvark in place, may be transferred (tented in 2016)
- 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

PERSONAL ITEMS / FURNISHINGS

- 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
- Highlighted items:
 - Custom table converts to interior shuffleboard
 - Restoration Hardware living room sofa specifically chosen for the room's shape

CARRYING COSTS

- Homeowner's Insurance \$5,056/year
- Flood Insurance (not required) \$754/year
- Average utilities
 - 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