

SHOWING GUIDE - 435 16th Ave NE

4 Bedrooms / 2-½ Baths plus office in main house

3,330 sq ft under air (includes guest apartment)

60 x 110' lot on rear alley with 1 car garage and additional parking pad

Built 1933 / Fenced rear yard

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Interior Details:

- Original oak hardwood floors
- Master suite downstairs features:
 - En suite bath with double sink marble vanity, aromatherapy steam shower, jetted tub, water closet, built-in cabinetry, towel warmer, marble flooring and gas fireplace
 - Two walk-in closets
- Office with built-in bookcases on first floor
- Powder room and laundry area with built-in cabinetry/closets on first floor
- Formal living room with wood-burning fireplace and French doors opening to a cozy side screened porch
- Formal dining room with built-in cabinetry
- Cove ceilings and picture molding in living & dining rooms
- Kitchen features:
 - Granite countertops
 - Central cooking island with natural gas Thermador downdraft range
 - Wood cabinetry and paneled KitchenAid side-by-side refrigerator
 - Viking microwave
 - Thermador oven and warming drawer
 - Dry bar with beverage refrigerator and wine racks
 - Pantry closet in hall
- Family room with natural gas fireplace and built-in mantel
- Crown molding
- Plantation shutters throughout first floor
- Under-stair storage on first floor
- Three bedrooms & full bath upstairs
- 2nd bedroom features a private balcony and window nook
- 3rd bedroom features a wide window seat
- 4th bedroom features access to a rooftop deck
- Cedar-lined hall closet
- Clever attic storage

Exterior Details:

- Salt water pool with sweep
- Chicago brick patio and pool decking
- Two separate covered lanai areas
- Outdoor kitchen with bar, sink and full-sized refrigerator
- Standalone outdoor fireplace conveys
- Spiral staircase leads to rooftop deck
- Legal rental / guest studio apartment with full kitchen, bath and loft area (435-½ 16th Ave NE)
- Storage shed in rear area plus additional lawn equipment shed on west side
- 1 car garage plus pad for additional off-alley parking
- Fully fenced rear yard (PVC fencing, shared with both side neighbors)
- Mature landscaping

Systems/Misc:

- Water softener
- Tankless natural gas water heater
- Three separate A/C systems: one for main house first floor, one for main house second floor (approx. 10 years old), one for guest house (approx. 1 year old)
- Roof replaced 2012 main house, 2014 guest house
- Security system owned
- Family room television conveys

Carrying Costs:

- Homeowner's insurance: \$7,200/year
- Electric: \$320/month average (Duke Energy)
- Water/Sewer/Trash: \$275/month average (City of St. Petersburg)
- Natural gas: \$40/month average (TECO/People's Gas)
- Landscaping: \$130/month
- Pool Care: \$150/month
- Pest control: \$120/month (includes prorated termite annual warranty)
- Security monitoring: \$55/month