



TIMELESS CHARM MEETS MODERN LUXURY

720 16th Avenue NE | St. Petersburg, FL 33704

3,220 sq ft | 60 x 110' lot | Custom Devonshire Home Built 2018

4 Bedrooms | 4-1/2 Baths | 2 Car Garage

www.OldNEContemporary.com



Marketed by
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THE
**SIMMS
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This inviting contemporary home is full of space, light and style. It's located in the historic Old Northeast neighborhood, one of St. Petersburg's most desirable. This custom-built Devonshire home blends contemporary sophistication with cutting-edge efficiency. Soaring 10-foot ceilings, vast windows, and a striking floating staircase set the tone for the home's upscale ambiance.

This is more than a place to live;
it's a place to thrive.

Come experience why St. Petersburg makes international headlines as a destination for arts, culture, dining, outdoor recreation and much more.



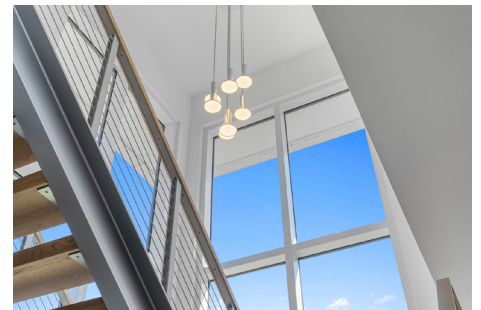
The open-concept great room with porcelain tile flooring connects living, dining, and a sleek kitchen that features Thermador appliances, a natural gas cooktop, quartz countertops, a beverage refrigerator, and reverse osmosis water filtration, in addition to a large walk-in pantry. A dramatic live-edge wood dining counter adds warmth and character to the central island.



The upstairs primary suite features a luxurious bath with dual vanities, a soaking tub and separate large dual-head shower. There are two large walk-in closets and a Juliet balcony. There are a total of four en suite bedrooms, including one on the main level.



Built to current hurricane standards, this home features filled-block construction, Icynene spray foam insulation, a standing seam metal roof, and hurricane-rated windows and doors.



Step outside to a large covered lanai with a tranquil water fountain, wired and plumbed for an outdoor kitchen. Florida-friendly landscaping and privacy-enhancing masonry walls and vinyl fencing make this a wonderful space in which to relax.



General:

- Devonshire custom home built 2018
- Built to current hurricane standards
- Elevation 10'2" (base elevation 8')

Interior Details:

- 10' ceilings throughout
- Porcelain tile flooring on main level
- Engineered hardwood flooring upper level
- Custom solid-core doors
- Open contemporary staircase
- Great room design
- Kitchen features quartz counter tops, central island with living edge wood dining counter, Thermador appliances (convection oven, microwave, refrigerator), natural gas cooktop, beverage refrigerator, reverse osmosis water filtration
- Large walk-in pantry
- Ceiling fans in great room, bedrooms, lanai
- Upstairs primary bedroom suite features a "Juliet" balcony, dual walk-in closets and luxurious bath with soaking tub, two-head shower and dual granite-topped vanities (living edge wood wall shelf will convey)
- Each bedroom is en suite with walk-in closets, baths with granite vanity countertops
- Potential secondary primary suite on the main level currently used as an office
- Laundry room upstairs features ample counter and cabinet space. Washer & dryer (electric) convey; there is also hookup for gas dryer
- Linen/hall closets all have AC vents for proper ventilation

Exterior Details:

- Large covered lanai with relaxing water fountain feature is wired & plumbed for an outdoor kitchen
- Plans for a pool addition are available
- Alley-access 600 sf garage with extra storage
- Gutters and striking rain chains
- Florida friendly landscaped garden areas
- Front garden sculpture is available for purchase
- Masonry walls and vinyl fencing for privacy

Systems / Misc:

- Sonos speakers wired inside and outdoors in the lanai area
- Generac whole-home natural gas generator
- Solar panels (owned)
- Smart thermostats
- Cat-6 wiring
- LED lighting
- Technology closet
- Icynene spray foam insulation under roof
- Filled-block construction
- Standing seam metal roof
- Security system (owned but not currently monitored)
- Irrigation system on reclaimed water
- In-wall pest control system
- Two tankless natural gas water heaters
- Two HVAC systems (upstairs & downstairs units), 2.5 tons each
- Whole house water softener
- Hurricane rated windows and doors

Carrying Costs: Available upon request



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