

MAGNOLIA HEIGHTS CHARMER

**1301 36th Avenue N
St. Petersburg, FL 33704**

3 Bedrooms | 2 Baths | 2 Car Garage
1,607 sq ft | Built 2015
50 x 115' Corner Lot

www.MagnoliaHeightsHome.com



Welcome home to this meticulously maintained residence in the highly sought-after Magnolia Heights neighborhood. Built in 2015, this like-new home features 1,607 sq ft of living space, a 2-car garage, and a widened paver drive



in the rear to easily accommodate a third car.

You'll enjoy the great room floor plan with 10' ceilings and warm wood-look laminate flooring throughout the main living areas. The kitchen features granite counters, white shaker-style cabinetry, subway tile backsplash, under cabinet lighting, soft close cabinets and drawers and stainless steel appliances.

The primary bedroom suite has a walk-in closet (every bedroom in this home has one!), and an en suite bath with a soaking tub and separate shower. There's a cozy screened porch accessible from here, in addition to a side patio and the covered front porch.

You'll appreciate the inside laundry room (washer & dryer are included) and lots of storage space. This high and dry neighborhood is in a non-flood zone and is experiencing significant growth, with many \$1M+ new construction

homes nearby. This property offers an easy 15-minute drive to vibrant downtown St. Petersburg, with convenient access to I-275, several grocery shopping options and nearby local restaurants. It's ready to be your next home!



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Marketed by
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Interior Features

- Great room plan with 10' ceilings
- Kitchen with dining counter, lots of granite counter space, white shaker-style cabinetry, under cabinet lighting, subway tile backsplash, stainless steel appliances (note: there is no garbage disposal)
- Warm wood-look laminate flooring throughout living/dining/kitchen and hallway
- Carpet in bedrooms, all have walk-in closets and ceiling fans
- Inside laundry, spacious hallway linen closet
- Primary bedroom suite features large walk-in closet, sliding glass doors to screened rear patio, private bath with soaking tub and separate shower, dual sink tall vanity with granite counters
- Soft close cabinets and drawers throughout the home

Exterior Features

- Covered front porch
- Side patio from living/dining
- Rear screened porch
- Widened paver drive in rear accommodates 3 cars easily
- 2 car garage with extra storage shelving

Systems / Misc

- Sliding glass doors in great room replaced with impact in 2024
- Other windows are all American Craftsman by Anderson, not impact (plywood coverings)
- HVAC installed 12/18/2025, 2 ton, serviced twice a year
- Water heater installed 2015, 50 gallon Rheem
- Washer & Dryer convey
- Irrigation system on city water
- Natural gas exists in the neighborhood (not in the house)
- 78" OLED TV & Sound bar and safe in secondary bedroom do not convey but are negotiable



The primary bedroom has an en suite bath with soaking tub and shower.



Two other bedrooms offer plenty of space, with a shared hall bath.



One bedroom is currently used as an office. There's a nice screened porch.



On a corner lot, there's an expanded paver drive for additional parking.

See more photos and information at:

www.MagnoliaHeightsHome.com

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