

## FEATURE SHEET – 1301 36<sup>th</sup> Avenue N

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

### Interior Features

- Great room floor 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 area
- 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 convey)
- HVAC installed 12/18/2025, 2 ton, serviced faithfully twice a year
- Water heater installed 2015, Rheem 50 gallon
- Washer & Dryer convey
- Irrigation system on city water
- Natural gas exists in the neighborhood (not inside the house)
- 78" OLED TV & Sound bar do not convey but are negotiable
- Safe in secondary bedroom does not convey but is negotiable

### Carrying Costs

- Homeowner's Insurance \$2,880.25/year
- Average electric \$189.48/month (Duke Energy)
- Average water/sewer/trash \$291.95/month (City of St. Petersburg)
- Pest control (interior & exterior) \$360.00/year (Massey Services)