

Banyan Bay Conservation Sanctuary

**30 Mangrove Point S.
St. Petersburg, FL 33705**

Offered for \$390,000

3 Bedrooms | 2 & 1/2 Baths | 2,230 sq ft

Built 2004 | Deeded Slip with Boat Lift

2 Car Garage

www.BanyanBayHome.com



If you want to enjoy Tampa Bay's natural waterfront, come look at this! The very secluded gated community of Banyan Bay is directly on Little Bayou, which opens out to Tampa Bay – it's ideal for canoeing, kayaking and paddleboarding. For power boaters,



this home includes a deeded boat slip with a lift.

If you don't mind Mother Nature as your neighbor, you'll appreciate the privacy of this end unit that sits right next to conservation land. A boardwalk leads you to your front door alongside dense foliage. Inside, high ceilings and lots of windows make this home bright and open.

There's a large kitchen with a big pantry closet, and a great room style living/dining area opens to a balcony with a side water view. Also on the main level, there's a powder room, an inside laundry and access to the cleanest garage you may have ever seen!

Upstairs, you'll find all the bedrooms as well as a spacious family/media room. The Master suite is enormous, with coffered ceilings, a separate sitting area and a large en suite bath with a relaxing soaking tub, shower, vanity with double

sinks and a private water closet.

Tucked away within a few minutes' drive of vibrant downtown St. Petersburg, you'll feel like you're living in the tree tops here. This home could be your sanctuary – see it for yourself today.



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Details ...

- Two-story townhouse (bedrooms on second floor)
- Great room living/dining
- Beautiful wood flooring
- Crown molding
- Living room features sliding glass doors to balcony with conservation & water view
- Kitchen with raised panel wood cabinetry, granite counter tops, large pantry closet and breakfast bar
- Downstairs powder room
- Inside laundry room
- Master suite with tray ceiling, sitting area, Ikea closet organization, bath with soaking tub and separate shower, granite vanity counter w/double sinks
- Versatile upstairs family or media room with high ceilings and huge picture window
- Oversized 2 car garage
- Hurricane rated windows
- Newer A/C units (2 zones)
- Boat slip with 5,000 lb. lift
- Community pool
- Storage for canoes/kayaks
- 2 pets allowed
- Leasing allowed
- HOA fee \$585 includes water/sewer/trash, basic cable, roof, grounds, dock maintenance & reserves
- \$50 application fee
- 2015 taxes \$2,852 (Pinellas Co. Property Appraiser says taxes with no exemptions would be \$7,596)



The Master suite is enormous, with a lavish bath and walk-in closet.



The other two bedrooms are separated by a versatile family/media room.



A staircase takes you down to the conservation area leading to the water.



There's a great community pool adjacent to the dock with boat slips.

See more photos and information at:

www.BanyanBayHome.com



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