

## **FEATURES – 205 5<sup>th</sup> Avenue N #202 – W Flats Condo**

2 Bedrooms + Office | 2-1/2 Baths | 1 Garage Space + 1 Off-street Space  
1,303 sq ft | Built 2003

### **INTERIOR FEATURES**

- Great room floor plan
- Central kitchen island
- Granite countertops
- Heath tile backsplash (installed 2017)
- Stainless steel appliances
- Smooth surface cooktop (no hood/vent)
- Closet pantry
- Laundry alcove (washer / dryer included)
- Wood-look porcelain tile flooring throughout living areas & bedrooms (Installed 2015, there is extra)
- Travertine tile in bathrooms
- Primary suite features large walk-in closet, bath with dual sinks and shower
- Second bedroom is en suite
- Office/hobby room features built-in cabinetry

*Note: There is plumbing access in the wall next to the entry door that is covered by a piece of art, which can convey if desired. Trash chute is non-operational.*

### **SYSTEMS/MISC**

- Nest thermostat and doorbell (will convey)
- HVAC replaced 2014, 2.5 ton (compressor on roof) - Currently on annual maintenance contract
- Water Heater is 2006, 30 gal.
- 110V electric outlets for vehicle charging in the garage
- Hanging bicycle storage in garage
- Designated cage in storage room on first floor, top right

(Continued)

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(Continued)

### ASSOCIATION INFORMATION

- \$625/month maintenance fee, includes:
- Cable TV, Water/Sewer/Trash, Internet, Building Maintenance & Insurance, Exterior Landscaping, Reserves, Roof
- Pets allowed: One dog, max 50 lbs; or no more than 2 cats or 2 birds
- Leasing allowed: 9 month minimum
- President: Perry Switzer, [perry.switzer@gmail.com](mailto:perry.switzer@gmail.com), 727-743-4798

### CARRYING COSTS

- Electricity Avg. \$120/month (Duke Energy)
- Pest control \$75/quarter (Massey Services)
- Google Nest \$60/year

### ASSETS WITHIN A FEW BLOCKS

- Palladium Theater
- Museum of the American Arts & Crafts Movement
- Beach Drive – Dining, Shopping, Museum of Fine Arts
- Vinoy Resort & Golf Club, Autograph Collection
- Waterfront Parks & The St. Pete Pier, St. Petersburg Museum of History
- North Shore Aquatics Complex & Gizella Kopsick Palm Arboretum
- Central Avenue – Shopping, Dining, Galleries, Night Life
- Looper Trolley – Free downtown service
- SunRunner BRT stations – Hop on to get to the beach!
- Old Northeast Pizza – neighborhood favorite
- Black Crow Coffee – quirky & local
- Kahwa Coffee – St. Pete’s “Starbucks”
- Much, much more!

**[www.WFlatsCondo.com](http://www.WFlatsCondo.com)**