

## **305 20th Avenue NE, St. Petersburg, FL 33704**

3 Bed / 3-1/2 Bath / 2 Car Garage

2,389 sq ft / 70 x 110' Corner Lot / Built 1952

[www.OldNortheastCharmer.com](http://www.OldNortheastCharmer.com)

### **INTERIOR FEATURES**

- Cove molding
- Beautiful oak wood floors
- Bright, open flow and floor plan
- Formal living & dining spaces plus family room with Hunter Douglas Silhouette shades
- New impact doors and windows in family room installed 2023
- Two bedrooms on first floor, one with en suite bath
- Hall bath has a wide vanity and tub/shower combination
- Primary bedroom and en suite bath with dual sinks and a walk-in shower on second floor plus bonus space for office or sitting room
- Large walk-in closet with custom organizer features
- Kitchen features white cabinetry, granite countertops, display cabinets, breakfast bar
- Kitchen appliances include new two-drawer dishwasher, microwave, natural gas range, ventilation hood

### **EXTERIOR FEATURES**

- Salt water pool installed 2022 with fountain feature (Oasis Pools)
- Italian marble decking installed 2023
- Masonry walls on east and north sides
- Exterior storage closet plus gardening/workout room
- Garage faces side, separate garage bay for storage or workshop
- Swisstrax flooring in garage, workshop, gym & closet
- New paver driveway in 2022
- Side courtyard area
- Concrete tile roof replaced 2017 per permit records

### **SYSTEMS / MISC**

- Sonos sound system (2022)
- Tankless water heater (2014)
- Irrigation system on well water
- Well has a water treatment system
- Tesla EV charging system in garage
- Washer & dryer in garage (hookups exist in primary bedroom closet)
- Wall tv mounts will remain
- Natural gas only services the kitchen range
- Tented for termites 2023 (No transferrable warranty)
- Main electrical panel 200 amp, secondary panel 125 amp
- HVAC installed 2015

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**Improvements and Maintenance**

Lighting	Various	2022	\$5,600
Blinds   Hunter Douglas Silhouette	Coastal Breeze	2023	\$9,700
Yamaha Sound Equipment & Speakers	Sapphire	2022	\$10,000
Appliances   Dishwasher, Microwave and Ventilation	Ferguson/Build	2022 and 2023	\$4,000
Impact Windows & Doors	Amortech/Simonton	2023	\$72,000
Pool, Pavers, Italian Marble & Waterfall	Oasis	2022	\$114,000
Garage, Shop, Gym and Closet Flooring	SWISSTRAX	2021	\$3,500
Termite Tenting	Cameron	2023	\$3,800
Landscaping & Lighting	Randy Lee Landscape	2022	\$40,000
Exterior Painting	Brinson Bros		\$7,800
Est Total			\$270,400