

## **111 71st Street S, St. Petersburg 33707**

3 Bedrooms + Office / 3 Baths / 2 Car Masonry Carport

2,684 sq ft / 75 x 124' corner lot

Built 1986 / Swim spa pool

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

### **Interior Features:**

- Two-story home with elevator
- First floor entry foyer with staircase
- Main living area on upper floor
- Vaulted ceilings and dramatic newer ceiling fans in great room
- New light fixtures in living / dining areas
- Spacious living and dining areas with sliding glass doors to the deck
- Wood plank-look ceramic tile floors in great room and bedrooms
- Two en suite bedrooms upstairs with walk-in closets, honeycomb blinds
- Built in office area is part of one of the upstairs bedrooms
- Recently rebuilt second floor deck (sunrise views from here) with potting area
- Kitchen remodeled approximately 8 years ago with granite countertops, center cooking island and shaker-style white cabinetry
- Third en suite bedroom with Murphy bed downstairs
- Inside laundry closet
- Televisions convey
- Interior completely repainted in 2023

### **Exterior Features:**

- Oversized side-entry driveway with 2-car masonry carport (excellent off-street guest and/or RV parking)
- Covered swim spa pool with custom lighting (new pressure tank, filter, pool pump and sweeper)
- Fenced sunny, grassy side yard with mature landscaping and shed with work space
- Side bricked patio adjacent to carport (gas line is not currently usable)
- Specimen oak trees, Bismark palm
- Composting area
- Outdoor shower
- Gutters / downspouts
- Exterior completely repainted in 2023

**Systems/Misc:**

- Roof & fascia replaced in 2022, new siding on west side of home
- Elevator motor & switches have been replaced and serviced
- Electrical service lines are undergrounded to the house (the lines visible from the deck are communication)
- Natural gas water heater, clothes dryer, pool heater
- HVAC compressor and air handler (5 ton) replaced approximately 8 years ago, regularly serviced
- Water heater (50 gallon) replaced approximately 6 years ago
- New well pump & irrigation valves within the last three years
- No flood insurance required
- (Existing equipment for security system is not current or active)

**Location:**

- Easy access to the Pinellas Trail and SunRunner rapid bus service
- Close to shopping, dining and services, public parks, medical facilities
- Minutes by car to the Gulf Beaches, South Pasadena
- Minutes by car to downtown St. Petersburg

**Note:**

- The property directly across 71st Street may be redeveloped and/or rezoned.
- Tennis and pickleball courts diagonally across 71st Street are church-owned and not available for public use.

**Carrying Costs:**

- Electric average \$300/month (Duke Energy)
- Water/sewer/trash average \$137/month (City of St. Pete)
- Natural gas \$135/month (TECO/People's Gas)
- Landscaping maintenance \$200/month
- Pest control \$500/year