

Timeless Elegance on Beach Drive

**1317 Beach Drive NE
St. Petersburg, FL 33701**

Offered for \$1,090,000

3 Bedrooms / 2-1/2 Baths / 2 Car Garage

3,040 sq ft | Built 1921 | 110 x 84' Lot

www.BeachDriveStPete.com



Step back in time and fall in love with this elegant home with one of St. Petersburg's most prestigious addresses. You'll appreciate the combination of formal and casual spaces for entertaining or relaxing. Handsome hardwood floors, detailed moldings and built-in display spaces

are among the charming features of this completely remodeled home.

The formal living room focuses on a gas fireplace. Beyond it is a comfortable family room with French doors that open to an expansive shaded brick patio. There's a formal dining room on the other side of the entry foyer - a butler's pantry adjoins the kitchen for perfect dinner party execution.

The kitchen is the heart of this home. Creamy tones echo through the room, with quartz counter tops and raised panel white cabinetry. A central island has a casual bar for conversation with the chef, who will certainly be enjoying the five-burner gas range. Stainless steel appliances are spaced appropriately throughout the room so that there can be lots of cooks in the kitchen! Step outside the back door and there's a built-in grill for year-round barbecuing.

The bedrooms are all upstairs. A huge master suite has a lavish private bath. The other two, including

one that's extremely large, share a hall bath that's been modernized while keeping its original charm.

Just blocks from the waterfront park system and minutes to vibrant downtown, this home enjoys a location that's as special as its heritage. See it for yourself today!



Marketed by
The Simms Team
727-898-2582



CHRISTIE'S
INTERNATIONAL REAL ESTATE

www.SimmsTeam.com

Details ...

- Completely remodeled 2015
- Gorgeous hardwood floors (oak downstairs, heart pine upstairs)
- Plantation shutters downstairs
- Crown and picture moldings
- Formal living room with gas fireplace and built-ins
- Relaxing family room has French doors to the patio
- Formal dining room and butler's pantry adjacent to the kitchen
- Kitchen features: Cambria Montgomery quartz counter tops / Thermador 5-burner gas range / Double wall ovens / Pull-out cabinet drawers / Wine refrigerator / Casual dining nook / Breakfast bar / Ceramic tile flooring
- Inside laundry room on first floor with tons of storage
- Built-in propane grill just outside the kitchen
- Master bath features marble shower / granite-topped vanity with double sinks
- Water softener
- Two zoned A/C units
- Sprinklers use reclaimed water
- Shingle roof replaced 2013
- Homeowner's insurance \$3,800 plus flood \$1,052 per year
- Average electric \$250/mo
- Average water/sewer \$100/mo
- Average natural gas \$14/mo
- ADT monitoring \$43/mo
- Optional Historic Old NE Homeowner's Assoc. \$30/year
- 2016 taxes \$15,897 (Pinellas County Property Appraiser says 2016 taxes with no exemptions would be \$16,830)



The Master suite features a large bedroom and a lavish bath.



Two other bedrooms, including another large one used now as an office.



A few extra nice features are the butler's pantry and an inside laundry.



Outside, you'll enjoy a built-in grill and a spacious shaded patio.

See more photos and information at:

www.BeachDriveStPete.com



Marketed by
The Simms Team
727-898-2582



CHRISTIE'S
INTERNATIONAL REAL ESTATE

www.SimmsTeam.com