

**Flood Zone:** AE  
**Floors in Unit/Home:** Two  
**Book/Page:** 13-49  
**Total # of Floors:** 2  
**Land Lease Y/N:** No  
**Lot Dimensions:** 87x150

**Land Lease Fee:**

**Flood Zone Date:**  
**Floor #:**  
**Census Block:**  
**Bldg Name/#:**  
**Total Units:**  
**Lot Size Acres:** 0.30

**Flood Zone Panel:**  
**Planned Unit Dev:**  
**Census Tract:**  
**Lot Size:** 13,264 SqFt /  
1,232 SqM

**Water Frontage:** Yes-Canal - Saltwater  
**Water Access:** Yes-Bay/Harbor, Gulf/Ocean to Bay  
**Water View:** Yes-Bay/Harbor - Partial, Canal

**Waterfront Ft:** 174  
**Water Extras:** Yes-Dock - Composite, Dock w/Electric, Doc  
w/Water Supply, Lift, Sailboat Water, Seawall - Concrete

### Interior Information

**A/C:** Central Air, Zoned  
**Heat/Fuel:** Electric  
**Utilities:** Cable Connected, Electricity Connected, Fiber  
Optics, Natural Gas Connected, Sewer Connected, Sprinkler  
Recycled, Street Lights, Underground Utilities, Water  
Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Fireplace:** Yes-Gas  
**Heated Area Source:** Public Records

**Appliances Incl:** Bar Fridge, Built-In Oven, Convection  
Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust  
Fan, Freezer, Gas Water Heater, Microwave, Other,  
Range, Range Hood, Refrigerator, Washer, Water  
Filtration System, Water Purifier, Water Softener, Wine  
Refrigerator  
**Flooring Covering:** Engineered Hardwood, Porcelain  
Tile, Tile  
**Interior Feat:** Built in Features, Crown Molding, Eating  
Space In Kitchen, High Ceiling(s), In Wall Pest System,  
Kitchen/Family Room Combo, Living Room/Dining Room  
Combo, Open Floorplan, Other, Sauna, Smart Home,  
Walk-In Closet(s), Wet Bar, Window Treatments

**In-Law Suite:** Yes Attached  
**ILS Under Air SQFT:** 480  
**ILS Total SQFT:** 480  
**ILS Desc:** 1 Bathroom, 1 Bedroom,

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Primary Bedroom	Second	17x19	Wood	Walk-in Closet	
Primary Bathroom	Second	11x23	Tile		Bidet, Built-In Shower Bench, Dual Sinks, En Suite Bathroom, Exhaust Fan, His/Hers Closet, Other - Specify In Remarks, Rain Shower Head, Sauna, Steam Shower, Stone Counters, Wet Bar
Great Room	First	18.2x19.8	Tile		Built-In Shelving
Kitchen	First	15x29	Tile		Built-In Shelving, Closet Pantry, Exhaust Fan, Island, Other - Specify In Remarks, Pantry
Great Room	First	22x26	Tile		
Dining Room	First	22x19	Tile		
Bedroom 2	First	13x14	Wood	Built-in Closet	
Office	First	16x17	Wood		Built-In Shelving
Sauna	Second	7x13	Tile		Bidet, Breakfast Bar, Built-In Shelving, Built-In Shower Bench, Exhaust Fan, Other - Specify In Remarks, Sauna, Steam Shower, Water Closet/Priv Toilet

### Exterior Information

**Other Structures:** Guest House, Outdoor Kitchen  
**Ext Construction:** Block, Other, Stucco  
**Roof:** Tile  
**Property Description:**  
**Ext Features:** Balcony, Courtyard, Garden, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Sliding Doors  
**Pool:** Private  
**Pool Dimensions:**  
**Pool Features:** Gunite/Concrete, Heated, In Ground, Lighting, Other, Salt Water  
**Other Equipment:** Generator  
**Patio And Porch Features:** Covered, Deck, Patio, Rear Porch  
**Foundation:** Slab  
**Garage/Parking Features:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Ground Level  
**Road Surface Type:** Paved  
**Horse Amenities:**  
**Garage Dim:**  
**Architectural Style:** Other  
**Spa:** Yes-Heated, In Ground  
**Fencing:** Masonry/Brick

### Green Features

**Disaster Mitigation:** Hurricane Insur. Deduction Qual.,  
Hurricane Shutters/Windows  
**Green Water Features:** Irrigation-Reclaimed Water,  
Whole House Water Purification

### Community Information

**Master Assn/Name:** No  
**Condo Fee:**  
**Elementary School:** [North Shore Elementary-PN](#)  
**Master Assn Fee:**  
**Other Fee:**  
**Middle School:** [John Hopkins Middle-PN](#)  
**Master Assn Ph:**  
**Housing for Older Per:** No  
**High School:** [St. Petersburg High-PN](#)

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** No

**Additional Lease Restrictions:** Please confirm with the city and county for any rules.

**Realtor Information**

**List Agent:** [Diana Geegan, PA](#)

**List Agent ID:** 260037241

**List Agent Direct:** 727-424-7771

**List Agent E-mail:** [DianaGeegan@gmail.com](mailto:DianaGeegan@gmail.com)

**List Agent Fax:** 727-896-1049

**List Agent Cell:** 727-424-7771

**List Office:** [KELLER WILLIAMS ST PETE REALTY](#)

**Original Price:** \$8,600,000

**List Office Fax:** 727-896-1049

**Call Center #:**

**List Office ID:** 260030730

**List Office Phone:** 727-894-1600

**On Market Date:** 12/28/2023

**Previous Price:**

**LP/SqFt:** \$1,223.50

**Representation:** Seller Represented

**Price Change:**

**Expiration Date:** 12/28/2024

**Occupant Type:** Owner

**Listing Service Type:** Full Service

**Possession:** Close of Escrow

**Owner Phone:**

**Listing Type:** Exclusive Right To Sell

**Owner:**

**Association/Manager Name:**

**Association/Manager Phone:**

**Financing Avail:** Cash, Conventional

**Non-Rep:** 2.5%

**Trans Broker:** 2.5%

**Dual Variable Compensation:** Yes

**Single Agent:** 2.5%

**Realtor Info:** Sign, Survey Available

**Confidential Info:**

**Showing Instructions:** Appointment Only, Listing Agent Must Accompany, See Remarks, Use ShowingTime Button

**Showing Considerations:** Security System

**Driving Directions:** 22nd Ave NE to over the Snell Isle Bridge, turn RT on Bandera Way, RT onto Brightwaters, home on your left

**Realtor Remarks:** Only buyers with a pre-approval letter or POF may schedule a showing; use showing time for appointment recordings; ALL room and home measurements are to be validated by the buyer; listing agent must accompany

**Seller's Preferred Closing Agent**

**Closing Agent Name:** Lori Huddleston

**Phone:** 727-898-5200

**Email:** [lori@goldberglaw.us](mailto:lori@goldberglaw.us)

**Fax:** 866-323-6096

**Address:** 944 4th St N Ste 600 ST PETERSBURG, Florida 33704

**Closing Company Name:** Goldberg Law

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