

\$1,050,000 - 3022 Dartmouth Avenue N, ST PETERSBURG

MLS® #TB8332255

\$1,050,000

6 Bedroom, 5.00 Bathroom, 2,964 sqft
Residential Income on 0.26 Acres

HALLS CENTRAL AVE 2, ST PETERSBURG,
FL

ATTENTION ALL INVESTORS AND SAVY HOMEOWNERS ALIKE!!!! Welcome to 3022 Dartmouth Ave N, a charming and very unique property nestled in the heart of St. Petersburg's highly desirable HISTORIC KENWOOD neighborhood. This distinctive BLOCK construction property sits on an OVERSIZED DOUBLE LOT with a single-family home on one side and a detached apartment building on the other. This home is zoned multi-family and is currently formatted as a quadplex. With a total of seven bedrooms and five bathrooms across multiple units, this property is perfect for Multi Family, Multi-Generational or as an INCOME PRODUCING property, generating almost a 4% CAP RATE based upon current rents.

The Main Residence offers 3 bedrooms and 2 baths with 1860 sq ft. of living space.

Features include an open floor plan; large kitchen featuring solid wood cabinets with butcher block counter tops and a large island that separates the kitchen from the dining room. A double-sided fireplace separates the dining area from the main living space. The three bedrooms offer a split floor plan with each bedroom on opposite corners of the home. The home is being sold fully furnished for Seller convenience. Additional features include stunning Brazilian Cherry hardwood floors throughout; renovated bathrooms, both



featuring double vanities; front and back screened-in lanais, a large separate laundry room; off-street parking with a spacious driveway; and a large separate fenced-in backyard offering privacy and space for outdoor activities and plenty of room to add a pool.

The DETACHED APARTMENT BUILDING provides an excellent opportunity for passive income with long term tenants in place. The building houses a studio apartment with a nicely updated kitchenette on the back side; a spacious 1 bedroom/1 bath apartment with soaring vaulted ceilings in the front; and a cozy cottage style 2 bedroom/1 bath apartment on the second floor. All three apartments have their own separate outdoor living space and share a spacious laundry room with washer and dryer on the first floor. The property also has a nice size storage shed for lawn maintenance and equipment.

This property has been meticulously maintained by its owners. Attention to detail is evident throughout. Additional features include a new roof; newer AC units for the main house and second floor apartment and newer mini split units for the two apartments on the first floor and much more.

Situated on a quiet, tree-lined street, this home is within walking distance to local shops, restaurants, and parks in the Grand Central District and the Warehouse Art District.

Historic Kenwood is known for its vibrant arts community and historic bungalows, offering a unique and welcoming atmosphere. It is centrally located and only 8 min (less than 3 miles) from thriving DOWNTOWN ST.

PETERSBURG and its large assortment of shops, galleries, museums, and its vibrant nightlife. The world-famous Dali Museum, University of South Florida, RAYS Tropicana Field. the St. Pete Yacht Club, and the new pier are just a few of the many destinations the downtown area has to offer. Properties like

this one are very few and far between and won't last long, so don't delay and call me today for a private showing. The additional units have a history of rental occupancy, providing a steady income stream.

Built in 1947

Essential Information

MLS® #	TB8332255
Sold Price	\$975,000
Listing Price	\$1,050,000
Bedrooms	6
Bathrooms	5.00
Square Footage	2,964
Acres	0.26
Year Built	1947
Type	Residential Income
Sub-Type	Quadruplex
Status	Sold

Community Information

Address	3022 Dartmouth Avenue N
Area	St Pete
Subdivision	HALLS CENTRAL AVE 2
City	ST PETERSBURG
County	Pinellas
State	FL
Zip Code	33713-7728

Amenities

Parking	On Street, Oversized, Tandem
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Interior

Interior Features	Solid Wood Cabinets, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric, Other
Cooling	Central Air, Mini-Split Unit(s)

Fireplace	Yes
Fireplaces	Living Room, Other Room, Wood Burning

Exterior

Exterior Features	Balcony, Fenced, Garden
Lot Description	Historic District, In County, Near Public Transit, Oversized Lot
Roof	Shingle
Foundation	Slab

School Information

Elementary	Mount Vernon Elementary-PN
Middle	John Hopkins Middle-PN
High	St. Petersburg High-PN

Additional Information

Date Listed	December 21st, 2024
Days on Market	220

Listing Details

Listing Office	SEXAUER REAL ESTATE INTL.
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