

Welcome to  
**222 Citrus Ave, Dunedin**

3 Beds 2 Full Baths, 1 ½ Bath, 2,122 sq ft • Lot Size: .25 Acre • **\$600,000**



Listing Provided by  
**Vanessa Leonard & Associates**



Hosted by  
**Melinda  
Zupaniotis**



**MELINDA ZUPANIOTIS**  
**(917) 957-2940 - MelindaZ.com**



# Property Features



## Open Gourmet Custom Eat-in Kitchen features:

- Thick slab exotic granite countertops
- Custom wood cabinets w/ soft close drawers
- Stainless Steel Frigidaire Gallery appliances including side-by-side refrigerator w/ digital water/ice dispenser, two built-in ovens w/ convection, glass cooktop w/ 5 burners, dishwasher & industrial style vent hood
- Glass tile backsplash
- Large Island w/ additional storage cabinets on all sides & a breakfast bar w/ pendant lighting & seating for 5
- Breakfast nook w/ butler's pantry

## Master Bedroom features:

- Recessed lighting
- En Suite Bath including:
  - Separate vanity area
  - Wood plank tile flooring
  - Tub/shower combo w/ deep soaking tub
  - Oversized walk-in closet
- Bedroom #2 has oversized windows & located next to gorgeous guest bath featuring decorative shower tiles, spa blue tiled walls & linen closet

- 2 Bed + DEN, 2.5 Bath w/ Garage attached
- Den w/ En Suite 1/2 bath & private entrance to lanai can be converted to 3rd bedroom!
- EVERYTHING IS BRAND NEW!
- FULLY UPGRADED!
- 2122 SF
- New Landscaping
- Huge yard w/ new fence
- Brick paved driveway
- Covered Front Patio w/ brick pavers
- Open 3-way split floor plan
- Wood plank tile flooring throughout living areas, dining, kitchen & baths
- Oversized Living Room w/ recessed lighting
- New Landscaping
- Spacious Formal Dining Room w/ Thomas Edison style Farmhouse chandelier



# Property Features (cont.)

- Oversized Laundry Room w/ built-in cabinets & full-size washer/dryer connections
- Massive covered & tiled lanai w/ built-in bench & recessed lighting

## New Upgrades Include:

- New A/C & ductwork
- New flooring throughout
- New Roof w/ new hurricane straps on all trusses
- All new electrical wiring
- All new plumbing
- New water heater
- New Garage Door
- New Interior/Exterior doors
- New Lighting Fixtures
- New Plumbing Fixtures
- New Impact Windows
- New Irrigation System
- New pavers in driveway & front patio
- New Fence
- New front yard sod



## Community Features:

- Steps from the Dunedin Waterfront w/ waterside walking trails & sunset views
- Located close to Downtown Dunedin w/ boutique shops, restaurants & the best ice cream in town at the new "Ice & Cream Creamery"
- Park & Launch your boat at the nearby Dunedin Marina
- Jogging/Biking on the Pinellas Trail
- Short drive to Honeymoon Island & award-winning beaches

# Additional Photos



# 222 Citrus Ave, Dunedin

2 bed + Den, 2.5 bath w/ attached garage, 2122 SF

## \$600,000

**EVERYTHING IN THIS DUNEDIN HOME IS BRAND NEW!** Sellers did not spare any expense when upgrading this home as they re-did the entire home as their dream home to live in forever! They had a change of plans and now this essentially **BRAND NEW** home is ready for a new owner to move into it and love it just as much as the previous owners did and get to be the **FIRST** to live in it since the renovations.

Location is just steps from the Dunedin waterfront where you can go for a walk and watch the sunset every evening. Ride your golf cart to Downtown Dunedin and enjoy the boutique shops, restaurants & the best ice cream in town at the new Ice & Cream Creamery! Park & launch your boat from the nearby Dunedin Marina & go for a bike ride on the Pinellas Trail!

Front patio w/ brick pavers is a perfect place for a porch swing! Upon entering this gorgeous home, your breath will be taken away at the beautiful high-end upgrades throughout. Open floor plan is perfect for entertaining! Beautiful wood plank tile floors cover all the main living areas & bathrooms.

Huge gourmet kitchen features extra thick exotic granite countertops, custom wood cabinets w/ soft close drawers, island with additional storage cabinets on all sides, a breakfast bar with pendant lighting & seating for 5, gorgeous glass tile backsplash and stainless steel appliances including two ovens w/ convection oven, Frigidaire Gallery side-by-side refrigerator w/ digital water & ice dispenser, 5 burner cooktop & industrial style vent hood. Breakfast nook off kitchen includes a butler's pantry w/ additional storage space & beautiful view of lanai & backyard.

Formal dining area gives plenty of room for a large gathering table, offers display shelves & features an Edison lightbulb Farmhouse style chandelier.

Oversized living room has recessed lighting & wall of windows with views of the lanai & backyard. Master Bedroom includes an En Suite bath w/ two vanity areas, tub/shower combo w/ deep soaking tub & **HUGE** walk-in closet! Bedroom #2 features an oversized window w/ lots of natural light & is located next to the guest bath w/ high-end absolutely gorgeous decorative tile that is like a work of art in the step-in shower & a spa blue tiles on the walls. The bathroom is so pretty you won't even want to use it!

Office on opposite side of home includes it's own private en suite 1/2 bath, its own entrance from lanai & could be converted to 3rd bedroom - perfect for an in-law suite! Oversized laundry room w/ built-in cabinets & full-size washer/dryer connections. Massive covered & tiled lanai w/ built-in bench & recessed lighting faces the huge backyard w/ new fence and plenty of room for a pool!

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