

1874 SE Mantua Street
Port St. Lucie, FL 34952

PRICE \$589,500



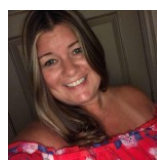
 Single Family  6 Beds  3 Baths

PROPERTY DETAILS

BACK ON MARKET with over \$55K PRICE REDUCTION! Buyer's financing fell through on closing day. Sellers are packed and ready to move. Buyer's loss is your gain. In a sea of 4-bedroom listings that are priced for more dollars per square foot, your search is over. This is your diamond! The finishing touches alone make it much more valuable than what is being offered with new construction homes.

This is a magnificent, one-of-a-kind, Key West Style piece of South Florida Paradise. Perfect for large families or investment/Air B&B opportunities with 6-large bedrooms (possibly 7), 3-bathrooms, and 2-car garage with oversized driveway that fits 6! The moment you step on the front porch with the swing, you'll feel like you're somewhere else.

The welcoming foyer entry leads you to a huge open floorplan with the space you've been dreaming of. There's a beautiful 20-ft island, featuring a granite high-top breakfast bar with white wood-paneling finishes. This area provides plenty of room for the entire family, while the counter below serves as a prep/cook area and underneath provides tons of cabinet storage. Wood cabinets with 42" uppers and special touches such as spice drawers, pull-out drawers and pull-out bread baskets. There's a primary pantry that's super-deep, so go ahead and bulk shop all you want. On other end of the



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kitchen, you will find a secondary pantry with pull-out drawers for your convenience built into the cabinets. Stainless Steel kitchen appliances were all replaced in 2020. The kitchen sink is thoughtfully placed so that you can enjoy the gorgeous backyard, scaped with countless fruit trees (avocado, 3-in-1 cocktail citrus, banana, pineapple, plum, Barbados cherry, passion fruit, mango, and a pergola covered with grape vines). Another super-cool feature is that the space under the stairs was cleverly turned into a wine cellar with frosted glass door, custom shelving, and lighting.

One of the bonus features of this home is the possibilities of the 'mother in-law' suite, which is equipped with a mini-fridge, sink, cabinets/counters, its own tankless water heater, and washer/dryer hookup. It has a private entrance from the back and a pocket door that can close off the in-law suite, guest bath, and Bedroom 3 from the main living area for added privacy or rental income possibilities.

Spacious master with dual walk-in closets, tray ceiling, and luxury vinyl wood flooring. Great natural light with two windows and French doors that open to the back patio, pergola, and private garden area. Master bath has garden tub, separate shower big enough for a dance party, dual vanities, and lots of countertop space, vanity storage, with a separate enclosed toilet room.

Head upstairs and you'll find a huge flex space that can be used as a game/playroom, living room, office, - or a possible 7th bedroom - there's room for it! Upstairs you will also find 3 generously sized bedrooms with BRAND NEW carpets (AUG 2022). (Please note: Carpets were replaced after listing photos were taken). One of the rooms is exceptionally huge. There is a shared guest bathroom with a shower/tub, dual vanities for additional storage space, and a separate toilet room.

Two A/C units with the downstairs unit being replaced in 2018 and the upstairs unit replaced in 2013. The tankless water heater was installed in 2020 and the two main house water heaters were replaced in 2016. No need for a ladder during hurricane season, ALL windows are PGT high-velocity impact windows. Seller has disclosed that THIS side of the street is on the power grid of the hospital, so they always get their power back super quick during an outage (BONUS!!). There is a lawn sprinkler system on a well, so no cost for city water to keep the grass green.

PLEASE NOTE: This large home footprint takes up the greater part of the back yard, so there is no room to add a pool, but plenty of space for a hot tub. So much more to tell you, but you'll just have to call and make an appointment to see for yourself! Don't miss out.

