

# **\$310,000 - 1322 Pelican Creek Crossing C, ST PETERSBURG**

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MLS® #TB8422066

**\$310,000**

2 Bedroom, 2.00 Bathroom, 1,195 sqft  
Residential on 0.00 Acres

PELICAN CREEK VILLAGE CONDO, ST PETERSBURG, FL

Don't miss your chance to own a townhome in St. Pete with water views in an exclusive golf course community! \*RARE\* Opportunity: this 2 BED / 2 FULL BATH townhome blends comfort, convenience, and breathtaking views ALONG WITH 3% (\$9600) TOWARDS BUYERS CLOSING COSTS!!! Our preferred lender can also get you an interest rate less than 6% making the monthly mortgage between \$1,382-\$2,100/month depending on your credit score\* Step inside to discover a grand kitchen designed for both beauty and functionality, featuring granite countertops, a range stove, and a refrigerator that provides purified water and crisp, fresh ice. The undermount sink allows effortless cleanup, while the breakfast bar island creates the perfect space for casual dining or entertaining. The open-concept living area flows seamlessly, accented by large sliding glass doors that lead to a spacious balcony with sweeping views of the community pond and the 5th and 6th holes of the golf course. Inside, youâ€™ll find no carpet throughout the home, offering both style and easy maintenance. Upstairs, the second bedroom boasts its own private balcony â€“ an ideal retreat for sunbathing, enjoying a morning coffee, or curling up with a good book. The generously sized hallway can easily accommodate your favorite exercise machine,



making wellness a part of daily life. The home also offers the convenience of washer and dryer hookups along with a separate laundry closet for added storage and organization. Beyond your doorstep, youâ€™re perfectly positioned near some of the areaâ€™s most desirable destinations, including the Pasadena Yacht & Country Club, Stetson University, and just 10 minutes to Upham Beach Park. Access to community POOL and Clubhouse year around! THIS UNIT IS ABOVE THE FLOOD PLAIN EVEN THOUGH IT'S IN FLOOD ZONE AE - UNIT AND BUILDING HAVE NEVER FLOODED DUE TO HOW ELEVATED IT IS. HOA PAYS INSURANCE INCLUDING FLOOD. TOWNHOME IS EXEMPT FROM MILESTONE INSPECTION. Roof has recently been fully replaced less than 1 year ago. Whether youâ€™re seeking an inviting place to entertain, a serene retreat with spectacular views, or proximity to the best of St. Petersburg living, this home offers it all. \*Please see attachments in MLS about List & Lock program through our preferred lender to get qualified for a lower interest rate. This is not guaranteed, buyer must apply to qualify.

Built in 1979

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | TB8422066          |
| Price          | \$310,000          |
| Sold Price     | \$309,000          |
| Date Sold      | October 10th, 2025 |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,195              |
| Acres          | 0.00               |
| Year Built     | 1979               |
| Type           | Residential        |

|          |                                    |
|----------|------------------------------------|
| Sub-Type | Townhouse                          |
| Style    | Contemporary, Elevated, Patio Home |
| Status   | Sold                               |

### Community Information

|             |                                             |
|-------------|---------------------------------------------|
| Address     | 1322 Pelican Creek Crossing C               |
| Area        | St Pete/South Pasadena/Gulfport/St Pete Bch |
| Subdivision | PELICAN CREEK VILLAGE CONDO                 |
| City        | ST PETERSBURG                               |
| County      | Pinellas                                    |
| State       | FL                                          |
| Zip Code    | 33707                                       |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Clubhouse, Pool, Recreation Facilities |
| View      | Golf Course, Water                     |

### Interior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Water Filtration System                                                                                   |
| Heating           | Central, Electric                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                             |
| # of Stories      | 2                                                                                                                                                                                                                       |
| Furnished         | Unfurnished                                                                                                                                                                                                             |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Balcony, Rain Gutters, Sliding Doors                                   |
| Lot Description   | Conservation Area, Corner Lot, Cul-De-Sac, On Golf Course, Street Dead-End, Paved |
| Roof              | Tile                                                                              |
| Foundation        | Other, Slab                                                                       |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Bear Creek Elementary-PN |
| Middle     | Azalea Middle-PN         |
| High       | Boca Ciega High-PN       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 21                |
| Zoning         | RPD               |
| HOA Fees       | 3247.54           |
| HOA Fees Freq. | Quarterly         |

**Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | THE OUTLIER GROUP |
|----------------|-------------------|

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