

# 1471 SAN CHRISTOPHER DRIVE

1471 SAN CHRISTOPHER DRIVE, Dunedin, FL, 34698

Price: \$ 390,000

  
NUMBER OF  
BEDS  
**4**

  
NUMBER OF  
BATHROOMS  
**2**

  
IN SQ FT.  
AREA  
**1,928**

  
IN SQ FT.  
LOT  
**24,829**

  
REFERENCE  
NUMBER  
**U7839695**

  
PROPERTY AGE  
YEAR BUILT  
**1952**

BACK ON MARKET--FELL APART DUE TO FINANCING. Country Living in Dunedin. Unique Property with endless possibilities. Just over 1/2 acre, this maintenance-free duplex 2/1 on each side with Laundry in the middle, over-sized 2 Carports and 880 sq. ft. Workshop, plenty of parking and totally private and fenced with water views --this home has many options to name a few: Mother-in-Law Suite, 2 Rentals (keep separate fenced workshop area for yourself), Live in one side and have the other side for guests, Build up to 4 homes on the lot, Open it up and make one Single Family Home, or Rezone Commercial and run your business out of there . . . perfect for landscaping, plumbing, electrical contractors. You'll love the charm and character the home has to offer with custom arched doorways, cathedral ceilings, fans, crown moldings, and extra storage. This light and bright home is freshly painted with one updated kitchen with Corian Counters and Stainless Steel Appliances. Beautiful Porcelain Tile throughout the home. French doors lead to wood Wrap-Around Deck and fenced side yard or dog run. The addition was completed in the 80's. No flood insurance and no neighbors. Close to everything including great schools, Historic Downtown Dunedin for dining, shopping & events, Parks, Marina, Fine Arts Center, Pinellas Trail and top rated beaches Honeymoon Island and Caledesi Island. Come take a look, I think you will be Surprised! PRESENT ALL OFFERS!!!

## Amenities

- Landscaped
- Air conditioning
- Fenced
- Terrace
- Balcony / deck
- Waterfront
- Boat dock/slip
- Dressing room
- Cable tv

## Erin Humphrey

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Courtesy of Erin Humphrey