

# **\$69,500 - 6400 46th Avenue N 114, KENNETH CITY**

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MLS® #TB8423404

**\$69,500**

1 Bedroom, 1.00 Bathroom, 870 sqft

Residential on 0.00 Acres

WILLOW LAKE BLDG 5 CONDO, KENNETH CITY, FL

Priced THOUSANDS below Zillow and other values for fast sale! Potential buyers, all photos are real with NO wide angle lens used to fool you into believing rooms are larger than they actually are. Some wiggle room for FAST closings only! Selling AS IS, fully FURNISHED including newer large TV-2024, microwave and computer desk. PERFECT for snowbirds, just bring dinnerware and sheets for queen size bed! Close to award winning beaches, hospitals, restaurants and shopping mall. With 870 sq. ft., the open living room/dining room combo and kitchen w/large pantry and floor-to-ceiling closets in hallway and M/BR makes for easy living in this one bedroom, one bath suite. Use the bonus room off of the Master Bedroom as an office, den or guest room w/privacy folding doors! Ceiling fans in the living room and bedroom. Hurricane impact rated windows throughout. Residents enjoy the community pool overlooking the lake and a clubhouse with kitchen, workout area, library, card table, dance floor and plenty of room for your private events with outdoor BBQ, tables and chairs. Low monthly fee of \$558.59 includes cable TV, WiFi, internet, water, sewer, entire building pest control, outdoor maintenance and paint, elevator, lake and pool, as well as a 10 year payment for the new roof and extra money to build up association reserves. 2 small pets are allowed and annual rentals are permitted after 2 years of ownership (see condo docs for



restrictions). Your assigned parking space is DIRECTLY in front of your unit and the on-site laundry facilities on the 2nd floor are accessible by elevator. Mailboxes and elevator are only short walk under cover from inclement weather, no umbrella needed! Sold As-Is for seller convenience. Both Milestone and SIRS reports are completed and no additional assessments are anticipated. Recent wind mitigation was also done so expect low insurance rates on your interior contents. The dishwasher is in non working condition and WILL NOT be repaired/replaced by seller. Updates include new A/C in & out-6/21, Electrical panel-5/21, Pergo flooring in bedroom and bonus room-5/22, Efficient toilet-10/22, Water heater-1/21, Refrigerator-8/22, Microwave-10/22, New roof with 20 year warranty-2024. Entire building and sidewalks painted & sealed-2024. High & Dry w/no flood insurance required and no insurance claim or FEMA financial assistance has been sought or necessary. This great price even leaves room in the budget for you to update to your tastes!

Built in 1978

**Essential Information**

MLS® #	TB8423404
Price	\$69,500
Sold Price	\$69,500
Date Sold	September 26th, 2025
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	870
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Condominium

Style	Courtyard
Status	Sold

### Community Information

Address	6400 46th Avenue N 114
Area	St Pete/Kenneth City
Subdivision	WILLOW LAKE BLDG 5 CONDO
City	KENNETH CITY
County	Pinellas
State	FL
Zip Code	33709

### Amenities

Amenities	Cable TV, Elevator(s), Maintenance
Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

### Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s)
Appliances	Built-In Oven, Cooktop, Electric Water Heater, Exhaust Fan, Freezer, Microwave, Range, Range Hood, Refrigerator
Heating	Central
Cooling	Central Air
Fireplaces	Electric
# of Stories	3

### Exterior

Exterior Features	Outdoor Grill, Private Mailbox, Sidewalk
Roof	Built-Up
Foundation	Slab

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	15
HOA Fees	558
HOA Fees Freq.	Monthly

### Listing Details

Listing Office

JACK KELLER INC

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