

An aerial photograph of a coastal city, likely Fort Myers, Florida. The image shows a large body of water (Gulf of Mexico) on the right, a sandy beach, and a city with various buildings, including a large hotel or resort complex. A bridge spans the water in the foreground. The sky is blue with scattered white clouds. The text "KELNER HOMES" is overlaid in the center in a large, white, sans-serif font.

# KELNER HOMES



Kelner Homes is a design/build firm specializing in the design and construction of ultra-modern homes, nestled in some of the most coveted locations within the Tampa Bay Area. Each home crafted by Kelner Homes reflects a harmonious blend of sleek, minimalist architecture and state-of-the-art technology, creating residences that redefine modern living.

At Kelner Homes, we ensure unparalleled quality and durability by selecting premium brands for every aspect of our homes. We take pride in using the finest brands available on the market, guaranteeing an exceptional living experience for our homeowners.





# KELNER DEVELOPMENTS

## SHORE ACRES RESIDENCES

1935-1943 Shore Acres Blvd NE, St Pete

Model: SHORE ACRE I, II

Available: 4Q24

Price Range: \$1.295M (Est.)



## SNUG HARBOR RESIDENCES

10692 Snug Harbor Rd NE, St Pete

Model: MONACO, SAN MARTIN

Available: 2Q25

Price Range: \$1.45-1.25M (Est.)



## 26TH AVENUE RESIDENCES

4555, 4543, 4535, 4527, 4517

26th Ave S, St Pete

Model: YORK I, II

Available: 4Q24

Price Range: \$1.25M (Est.)



## 11TH AVENUE RESIDENCES

4540, 4550, 4560 11th Ave N, St Pete

Model: TANGERINE I, II

Available: 3Q24

Price Range: \$1.095M (Est.)

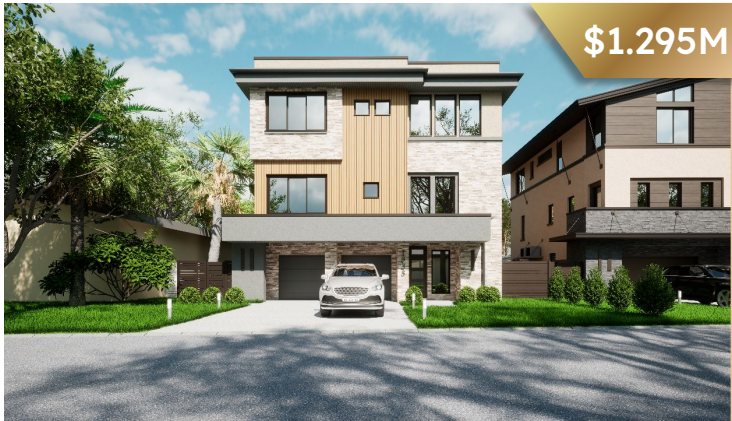




# KELNER DEVELOPMENTS

## SHORE ACRES RESIDENCES

1935-1943 Shore Acres Blvd NE,  
St Pete



Model: SHORE ACRE I    Beds: 4  
Sqft: 2,926                Baths: 3.5  
Available: 4Q24            Garages: 2  
Page Nº (7-8)



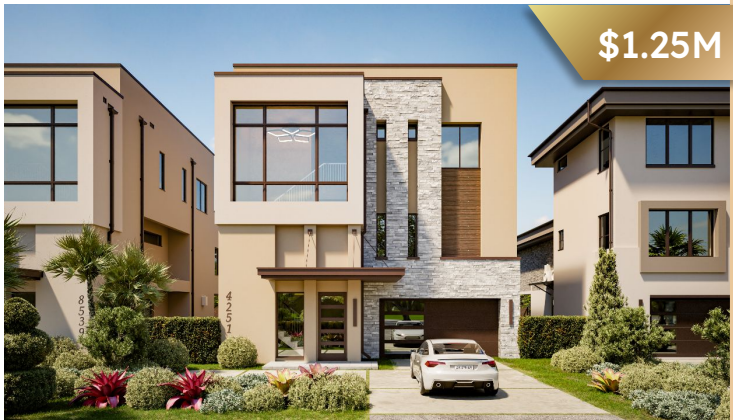
Model: SHORE ACRE II    Beds: 4  
Sqft: 2,926                Baths: 3.5  
Available: 4Q24            Garages: 2  
Page Nº (9-10)

## SNUG HARBOR RESIDENCES

10692 Snug Harbor Rd NE, St Pete



Model: MONACO            Beds: 5  
Sqft: 4,032                Baths: 5  
Available: 2Q25            Garages: 4  
Page Nº (13-14)



Model: SAN MARTIN        Beds: 4  
Sqft: 3,355                Baths: 4.5  
Available: 2Q25            Garages: 4  
Page Nº (15-16)

## 26TH AVENUE RESIDENCES

4555, 4543, 4535, 4527, 4517  
26th Ave S, St Pete



Model: YORK I              Beds: 3  
Sqft: 3,182                Baths: 4  
Available: 4Q24            Garages: 2  
Page Nº (18-19)



Model: YORK II             Beds: 4  
Sqft: 3,111                Baths: 5  
Available: 4Q24            Garages: 2  
Page Nº (20-21)

## 11TH AVENUE RESIDENCES

4540, 4550, 4560 11th Ave N,  
St Pete



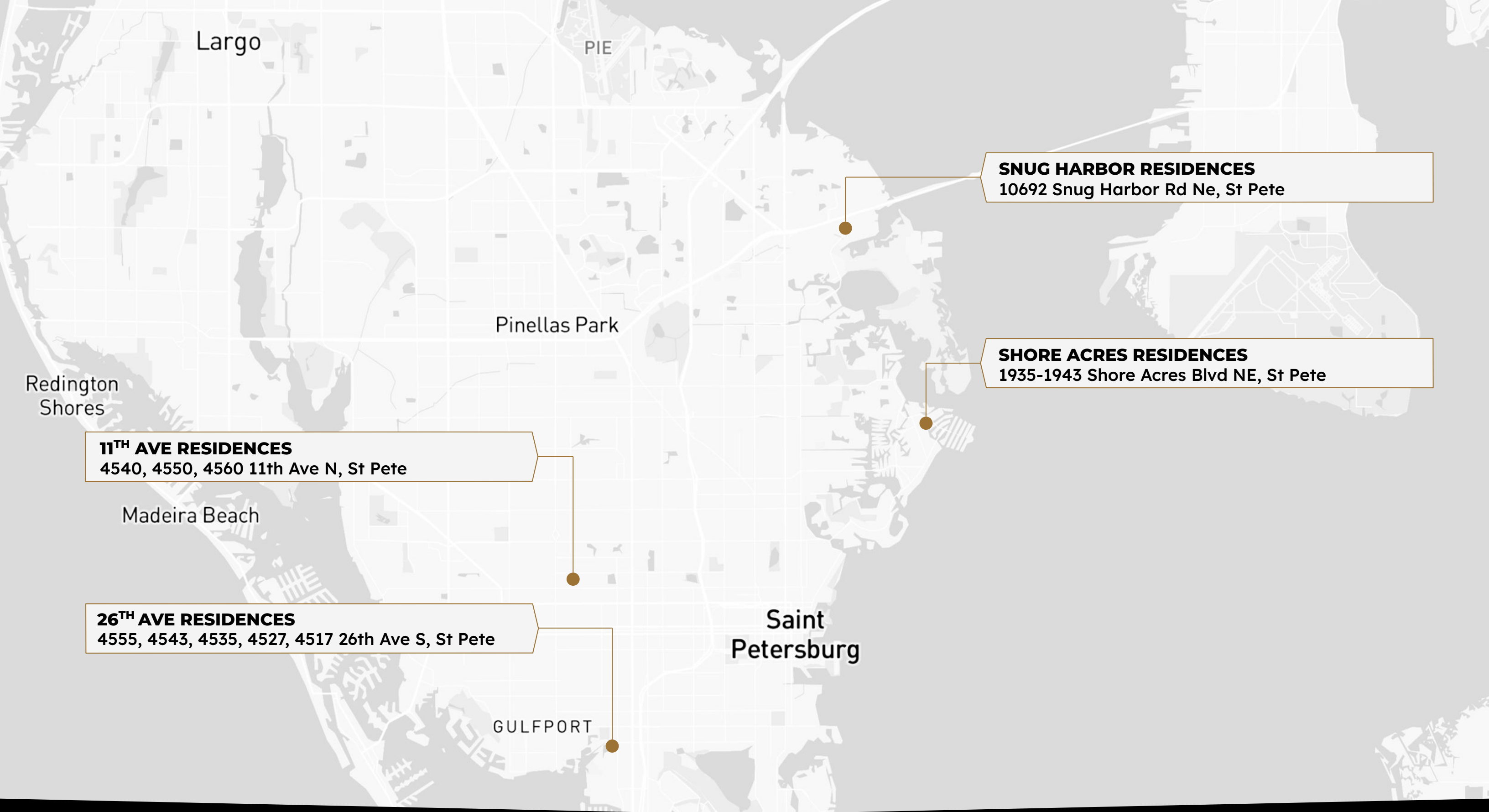
Model: TANGERINE I        Beds: 4  
Sqft: 2,987                Baths: 3.5  
Available: 3Q24            Garages: 2  
Page Nº (23-24)



Model: TANGERINE II        Beds: 3  
Sqft: 2,987                Baths: 3.5  
Available: 3Q24            Garages: 2  
Page Nº (25-26)

*\*Prices are estimated as of Feb 2024*





**SNUG HARBOR RESIDENCES**

10692 Snug Harbor Rd Ne, St Pete

**SHORE ACRES RESIDENCES**

1935-1943 Shore Acres Blvd NE, St Pete

**11<sup>TH</sup> AVE RESIDENCES**

4540, 4550, 4560 11th Ave N, St Pete

**26<sup>TH</sup> AVE RESIDENCES**

4555, 4543, 4535, 4527, 4517 26th Ave S, St Pete

# KELNER DEVELOPMENTS



# SHORE ACRES RESIDENCES

1935-1943 Shore Acres Blvd NE, St Pete



Nestled on the island of Shore Acres, these homes are conveniently situated within a 10-minute reach of Downtown St. Petersburg, Downtown Tampa, and Tampa International Airport. Abundant recreational facilities are in proximity, featuring two golf courses, pickleball and tennis courts, parks, community centers, and more.



# SHORE ACRES MODEL I

## **SHORE ACRES RESIDENCES**

1935 Shore Acres Blvd NE, St Pete



The Shore Acre Model I stands as the ideal modern home for this Shore Acres location. Its contemporary design and open floorplan cater to families seeking a residence with modern conveniences, high ceilings, and ample natural light, without an overwhelming size. Spanning 2,926 sq/ft, this 4-bedroom, 3 ½-bath home showcases a designer kitchen, luxurious master suite, loft, and a spacious lanai, providing a perfect setting for outdoor entertaining and grilling.



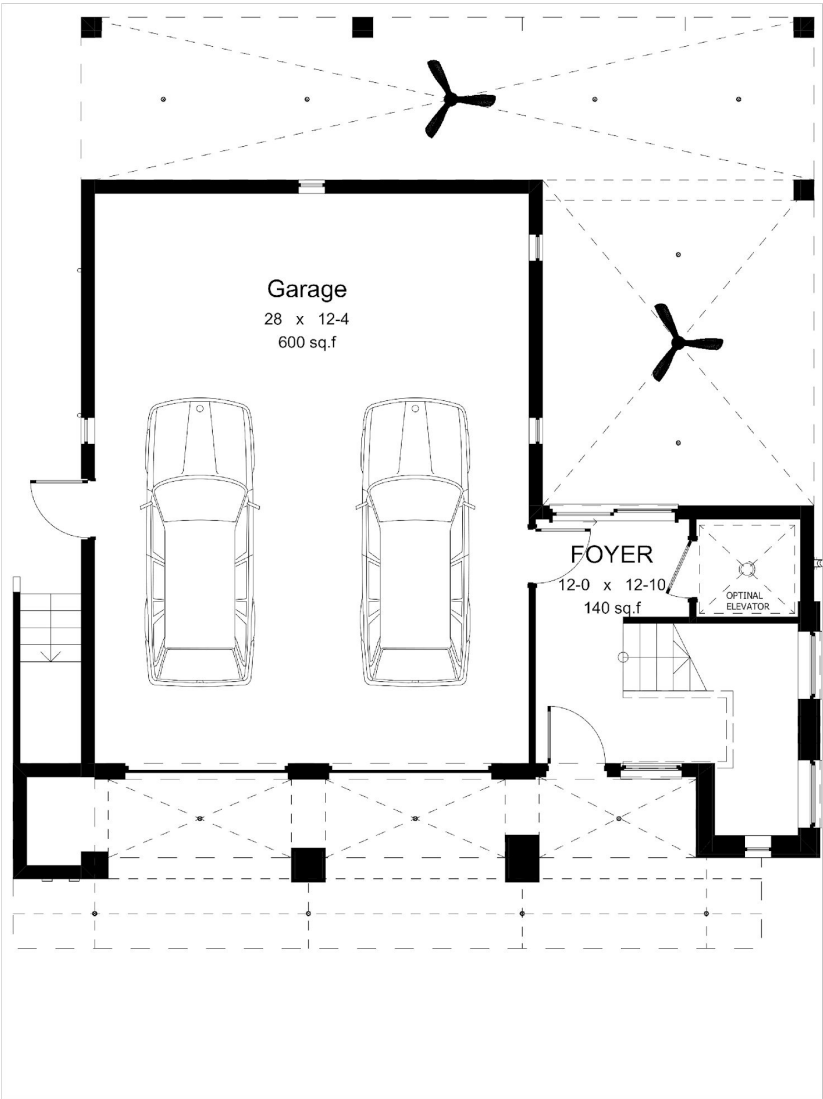
# SHORE ACRES MODEL I

## SHORE ACRES RESIDENCES

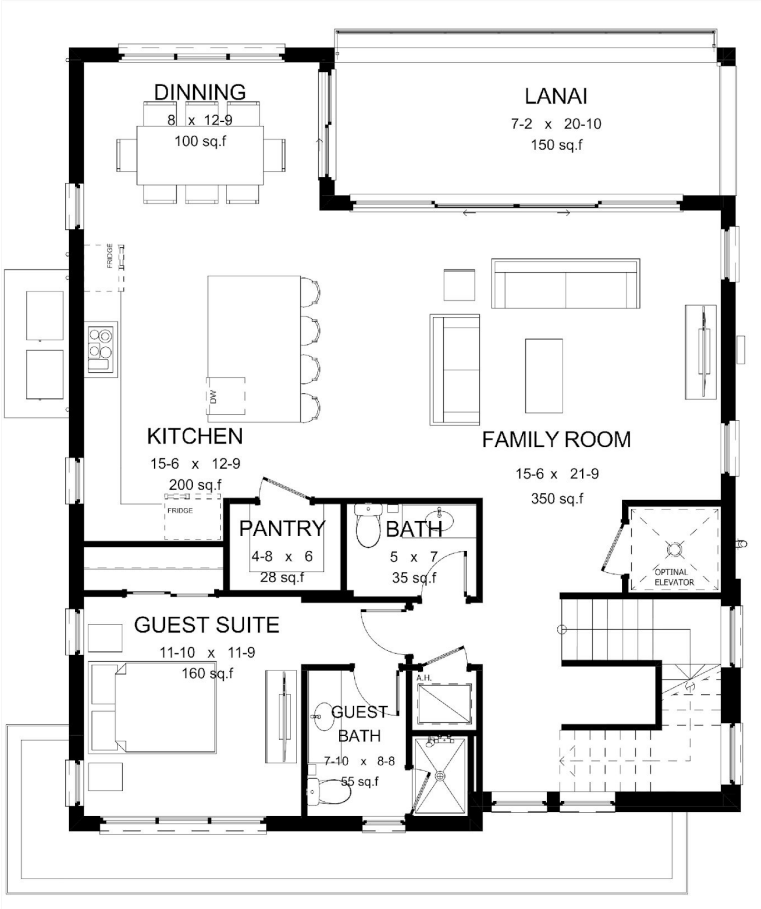
1935 Shore Acres Blvd NE, St Pete

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 2,926 | 4     | 3.5    | 3        | 2        | \$1.295M (Est.) |

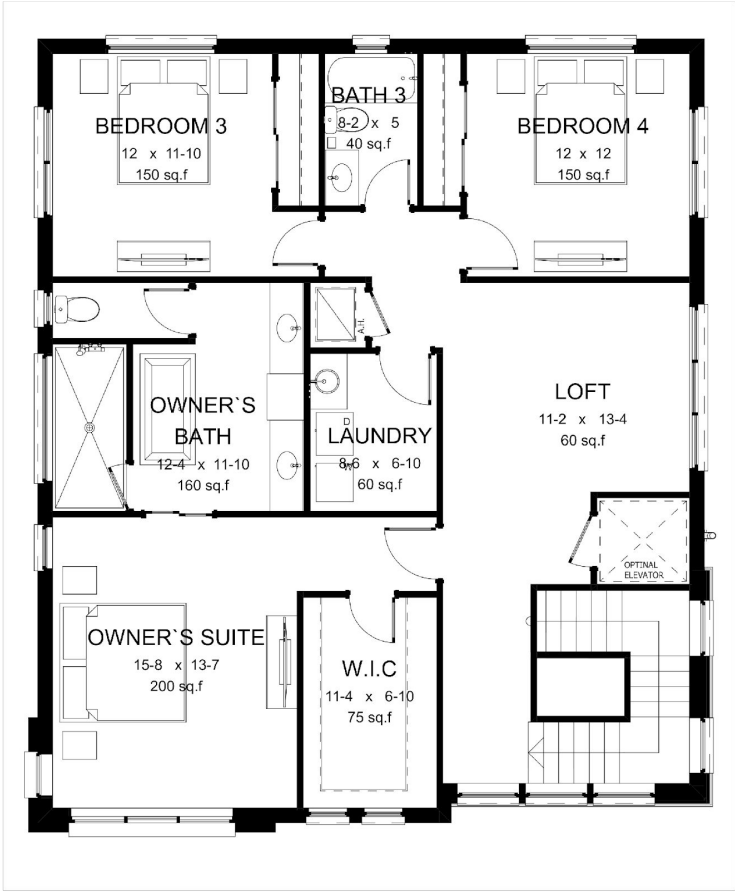
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# SHORE ACRES MODEL II

## **SHORE ACRES RESIDENCES**

1943 Shore Acres Blvd NE, St Pete



Introducing the Shore Acre Model II. Essentially mirroring the design of our Shore Acre Model I, this home features a subtly different front façade and a slightly modified second-floor layout. All finishes remain virtually identical, ensuring the same level of quality and style.



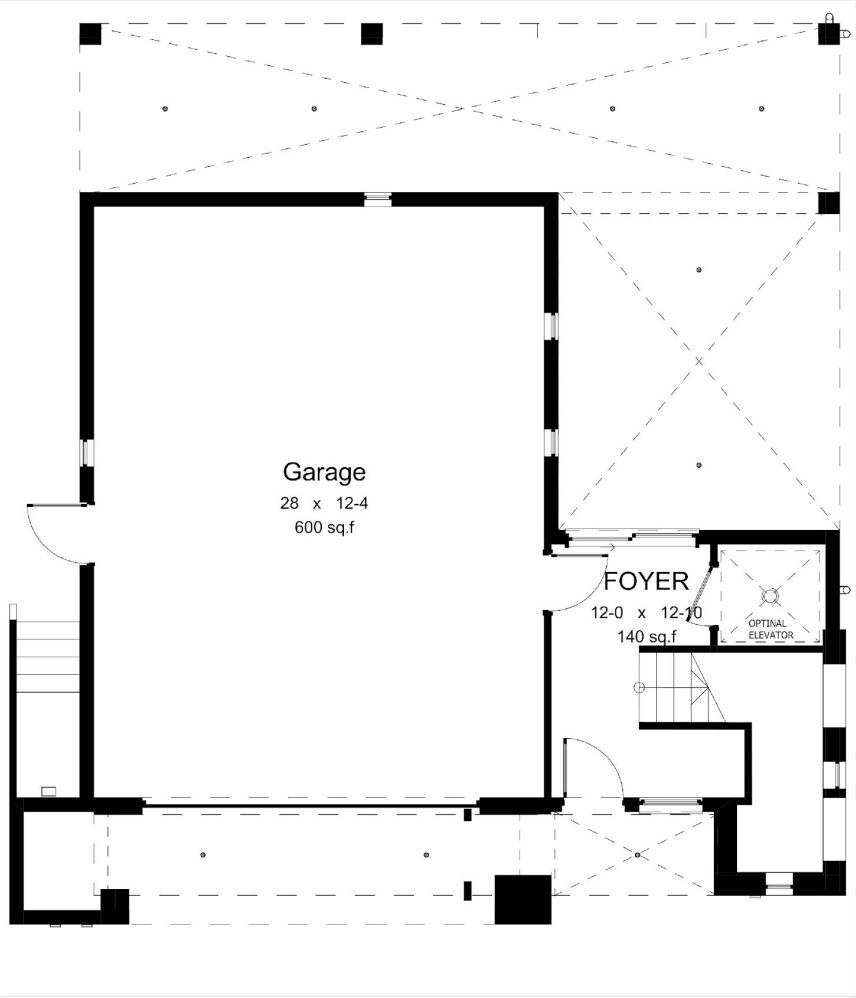
# SHORE ACRES MODEL II

## SHORE ACRES RESIDENCES

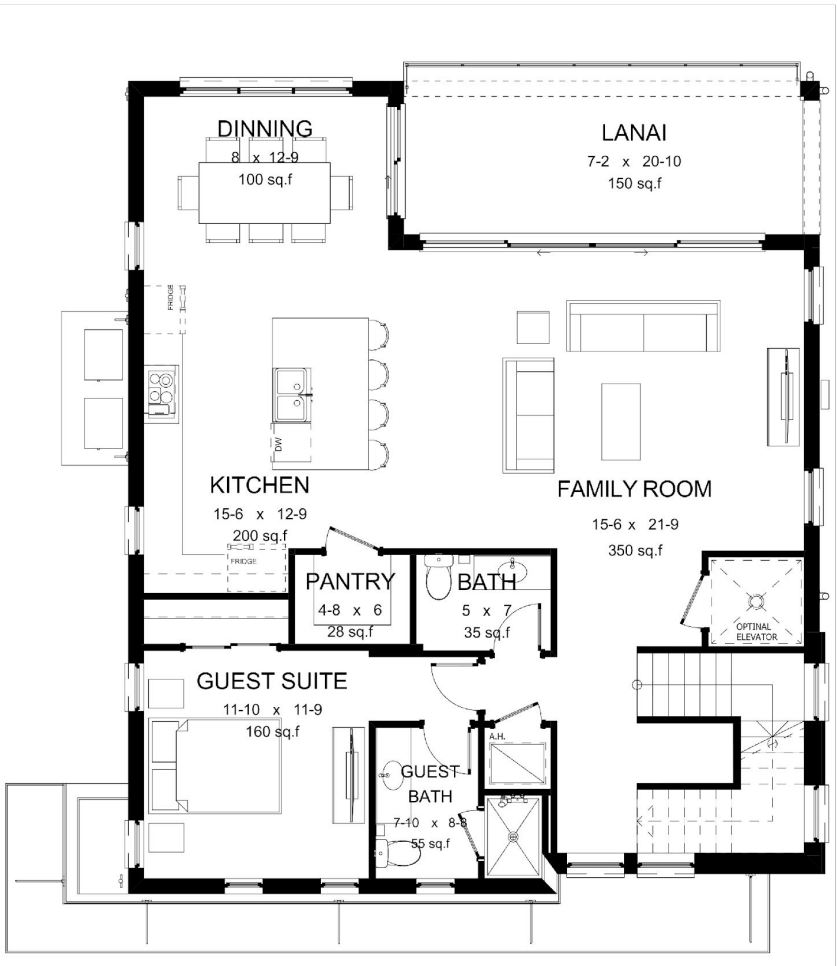
1943 Shore Acres Blvd NE, St Pete

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 2,926 | 4     | 3.5    | 3        | 2        | \$1.295M (Est.) |

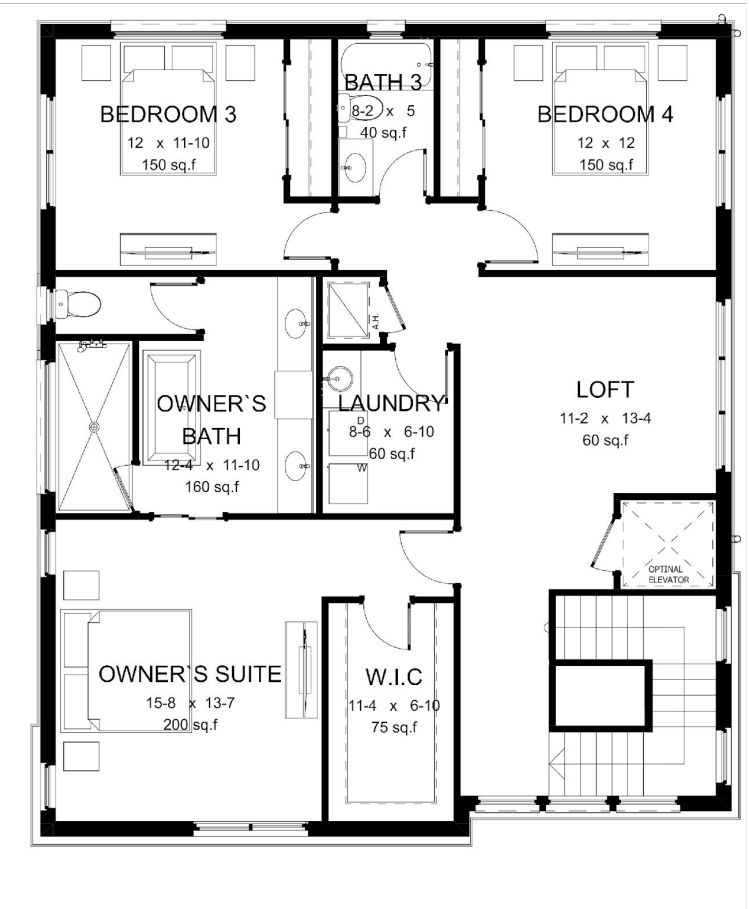
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# SNUG HARBOR RESIDENCES

10692 Snug Harbor Rd NE, St Pete



This exclusive development, named Snug Harbor Residence, comprises 7 luxury executive homes. Nestled adjacent to a planned marina, waterfront restaurants, and a 400+ unit development, Snug's location is unparalleled. Only 10 minutes from both Downtown Tampa and Downtown St. Petersburg, and a short 25-minute drive to the famous Florida Gulf Beaches.



# SNUG HARBOR RESIDENCES

10692 Snug Harbor Rd NE, St Pete



These modern design homes offer a range of sizes from 2,500-3,500 sq. ft. Each home includes a chef's kitchen, sumptuous master suite, and luxury touches throughout. Each residence will feature its own private fenced backyard, offering ample space for an optional pool or spa. The property is situated adjacent to a wetland preserve area, ensuring a heightened sense of privacy.



# MONACO MODEL **SNUG HARBOR RESIDENCES**

10692 Snug Harbor Rd NE, St Pete



The Monaco Model boasts a generous 4.032 sq/ft space, comprising 5 bedrooms, 5 bathrooms, an office, elevator, and a 4-car garage. Its design incorporates an open floor plan, seamlessly integrating a spacious great room with a chef's kitchen and dining room. The master suite is thoughtfully designed, featuring his and her walk-in closets, double vanities, a shower, and an inviting island soaking tub. Enhancing the living experience, the main level includes an expansive 22'X13' covered lanai, providing a delightful outdoor space. Connecting seamlessly with the surroundings, stairs lead down to the pool and a spacious backyard area, completing the appeal of this exceptional home.



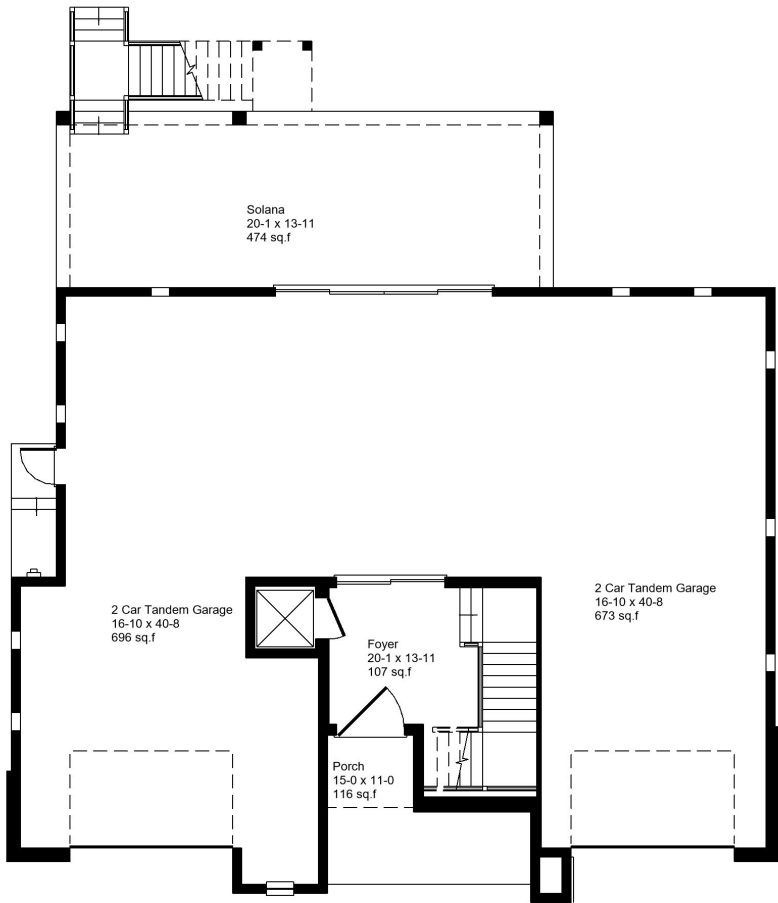
MONACO MODEL

**SNUG HARBOR RESIDENCES**

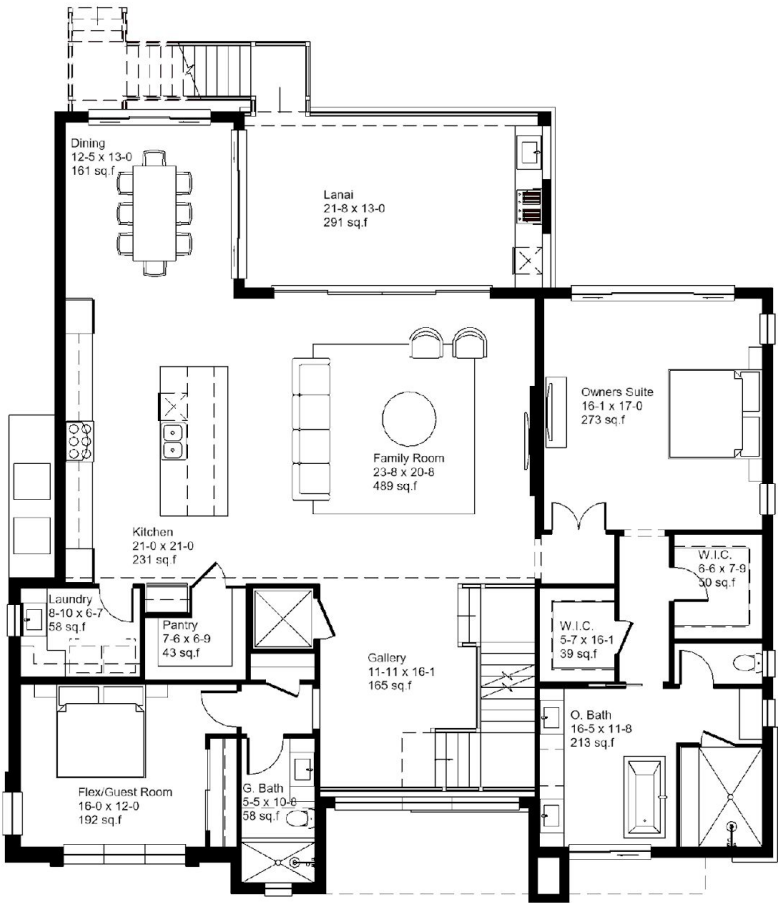
10692 Snug Harbor Rd NE, St Pete

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:         |
|-------|-------|--------|----------|----------|----------------|
| 4,032 | 5     | 5      | 3        | 4        | \$1.45M (Est.) |

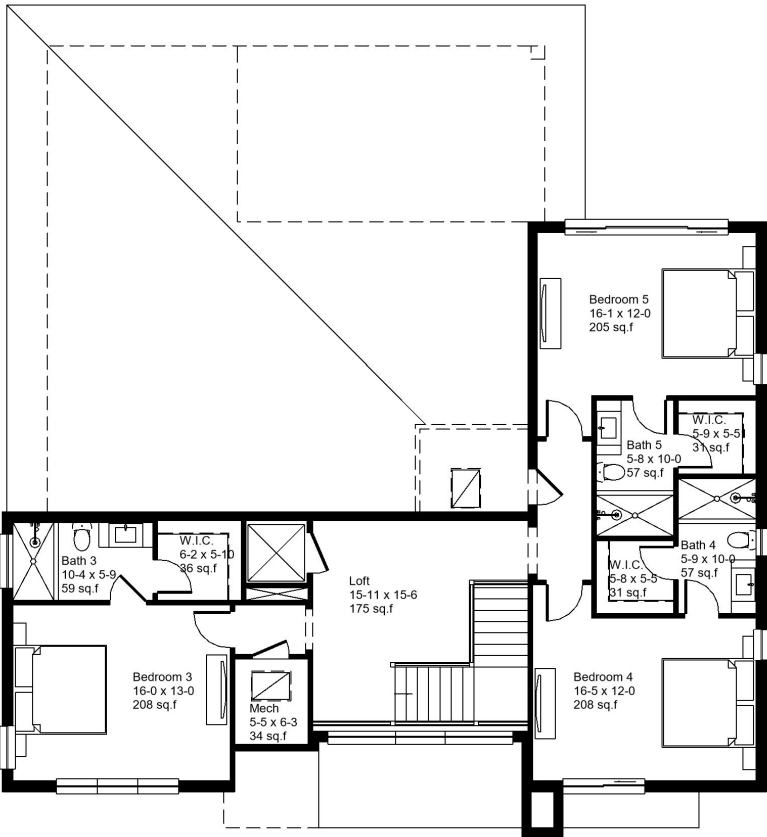
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# SAN MARTIN MODEL **SNUG HARBOR RESIDENCES**

10692 Snug Harbor Rd NE, St Pete

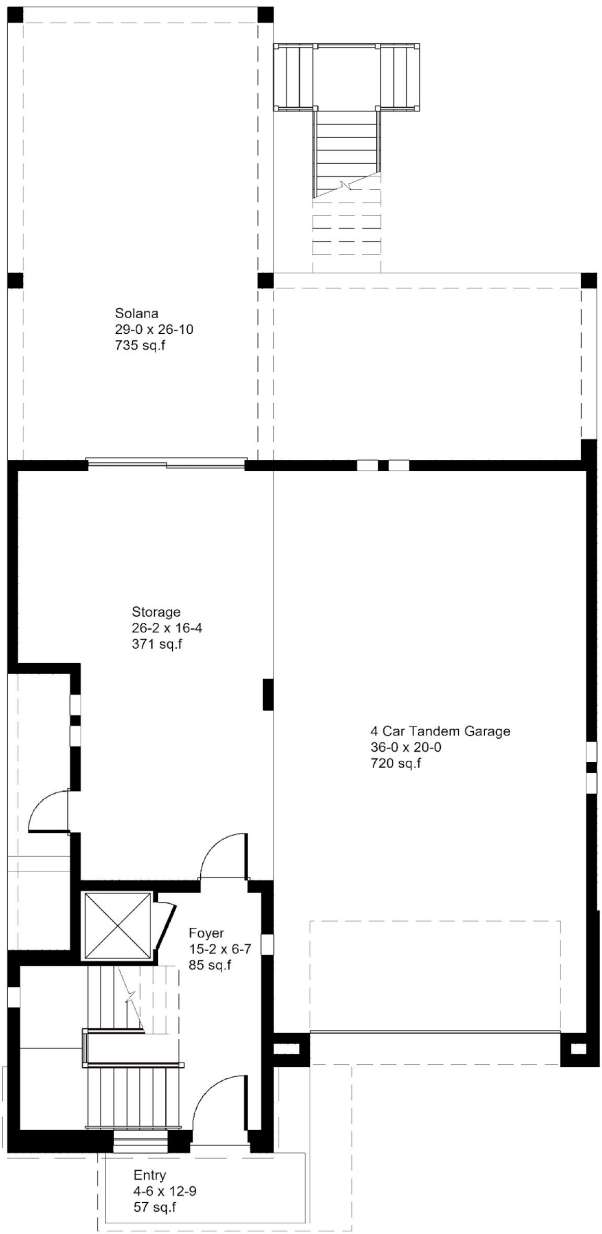


The San Martin Model offers a spacious 3,355 sq/ft layout, featuring 4 bedrooms, 4 ½ baths, an elevator, and a 4-car garage. The chef's kitchen is a culinary delight, equipped with the latest appliances and an island featuring an integrated sink with seating for 5. An adjacent dining area complements the kitchen, while the 22' wide great room provides a generous space overlooking a well-sized lanai. The master suite is impressively large, and the master bath caters to every owner's need, including double vanities, a glass-enclosed shower, and a luxurious freestanding island tub.

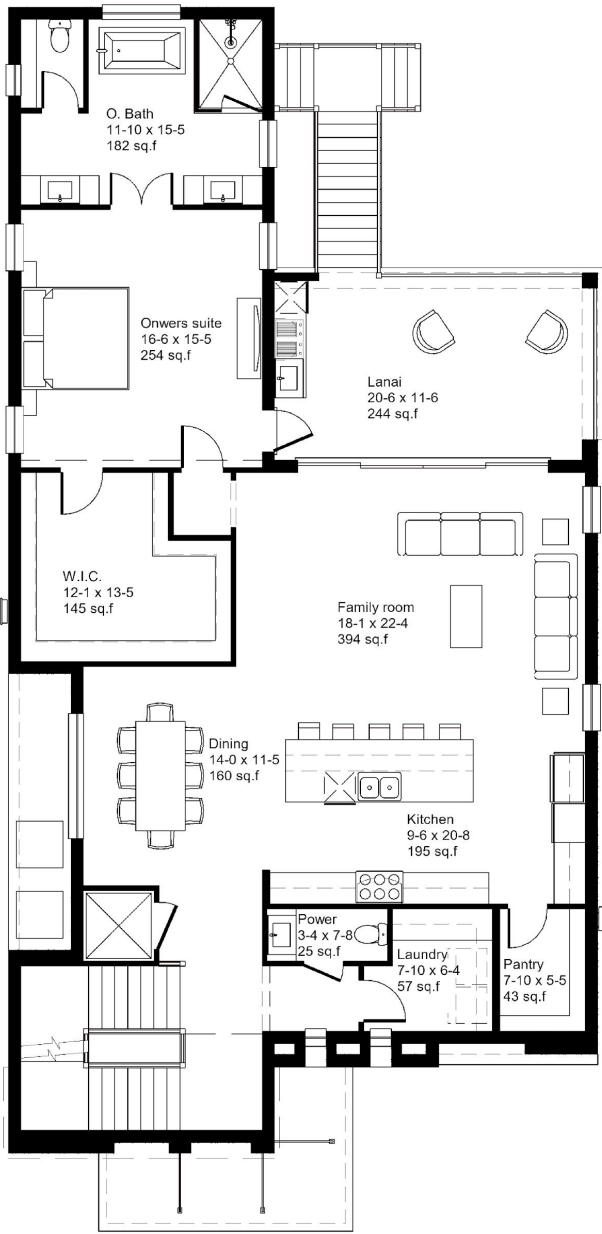


SAN MARTIN MODEL  
**SNUG HARBOR RESIDENCES**  
10692 Snug Harbor Rd NE, St Pete

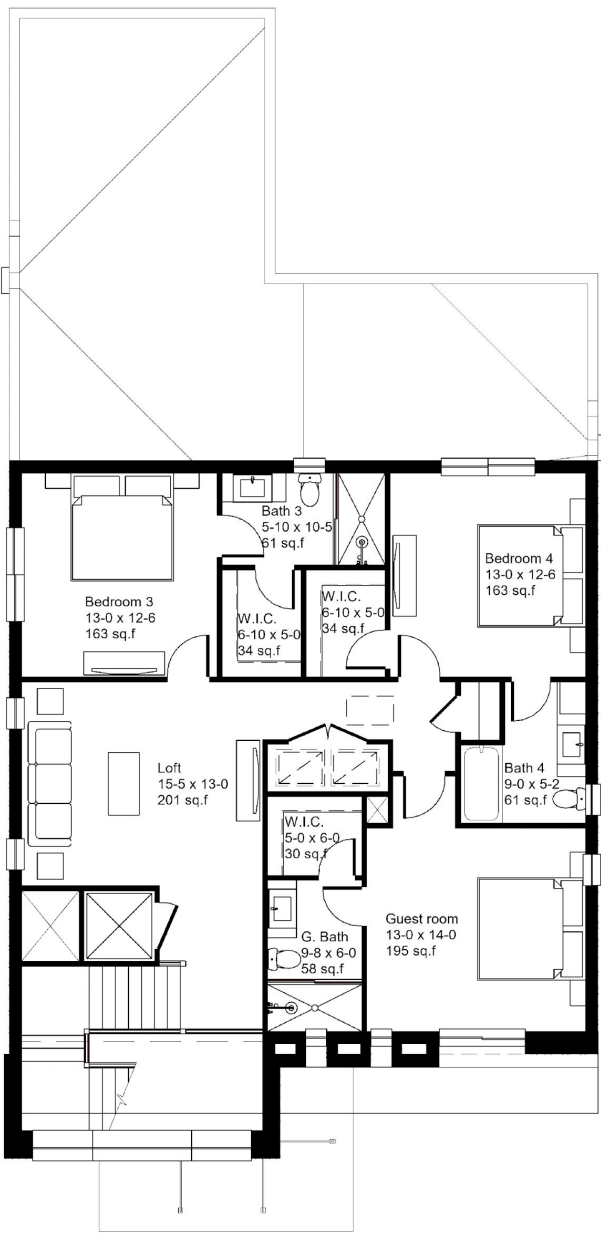
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



SQFT:

3,355

BEDS:

4

BATHS:

4.5

STORIES:

3

GARAGES:

4

PRICE:

\$1.25M (Est.)



# 26<sup>TH</sup> AVE RESIDENCES

4555, 4543, 4535, 4527, 4517 26th Ave S, St Pete



Nestled in the charming City of Gulfport, this mini-enclave is conveniently located just 300 yards from the pristine Clam Bayou Nature Park and its scenic walking/biking trails. Featuring six modern-designed homes, each residence offers rear alley access to the garage, and the expansive backyard can accommodate a small pool. The open-concept layout and high ceilings create an ideal atmosphere for gatherings with family and friends. Gulfport's "Key West Style" waterfront downtown area is a short walk or bike ride away, allowing residents of the enclave to savor the "Old Florida" charm of this coastal gem.



# YORK MODEL I

## 26<sup>TH</sup> AVE RESIDENCES

4535 26th Ave S, St Pete



Our York Model I encompasses a generous 3.182 sq/ft, comprising 3 bedrooms, 4 bathrooms, an office, a spacious loft, and a 2-car garage. The main living area boasts a chef-style kitchen, complete with a sizable island featuring a prep sink and seating for 6. Overlooking this culinary space is the expansive 20'x20' family room, ensuring enjoyment for the entire family. Adding to the allure, the large lanai, adorned with a 4-panel glass wall, opens to a beautifully landscaped backyard – an ideal setting for grilling or basking in the ambiance of an optional pool.

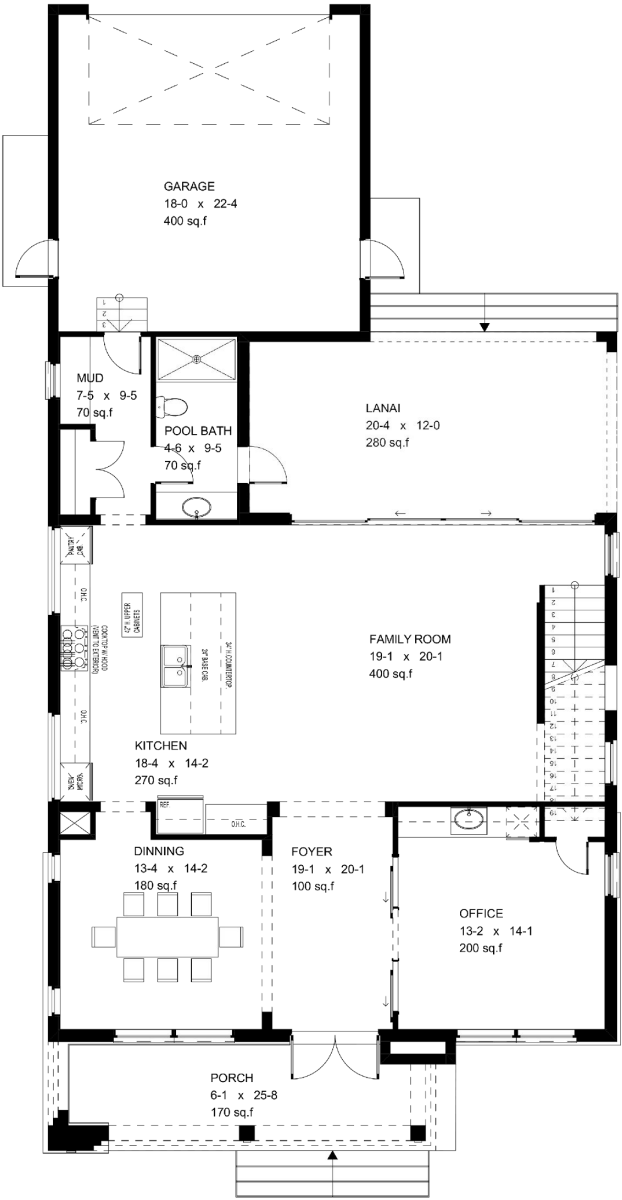


# YORK MODEL I

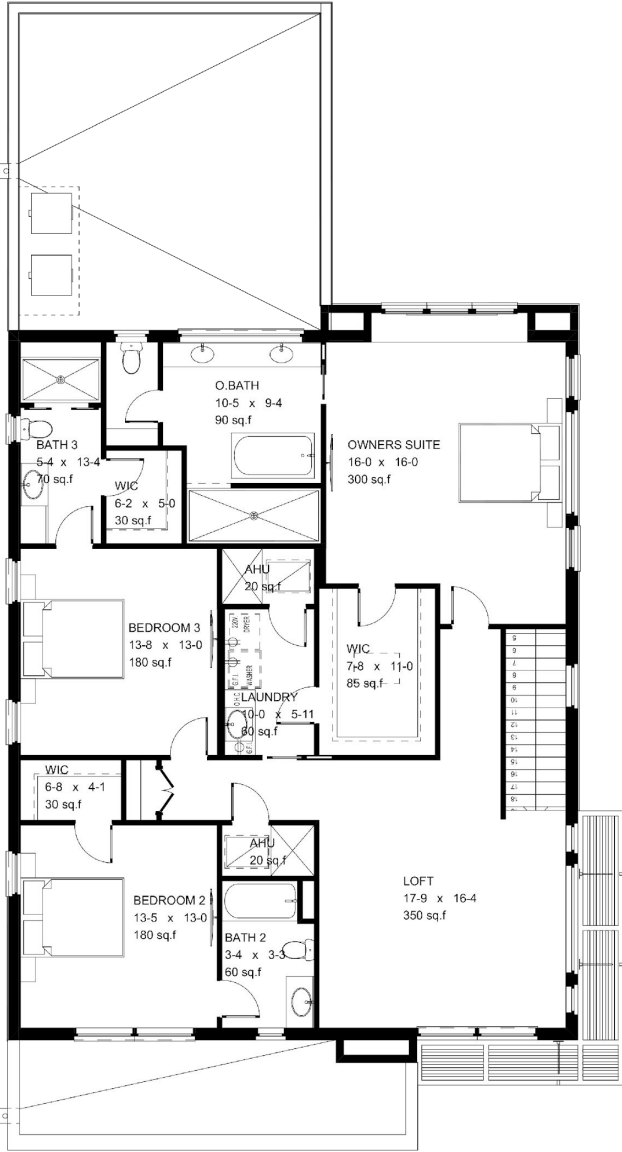
## 26<sup>TH</sup> AVE RESIDENCES

4535 26th Ave S, St Pete

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

**3,182**

BEDS:

**3**

BATHS:

**4**

STORIES:

**2**

GARAGES:

**2 (rear)**

PRICE:

**\$1.25M (Est.)**



# YORK MODEL II

## 26<sup>TH</sup> AVE RESIDENCES

4543 26th Ave S, St Pete



Introducing the York Model II. Essentially mirroring the design of our York Model II, this home features a subtly different front façade and a slightly modified second-floor layout. All finishes remain virtually identical, ensuring the same level of quality and style.

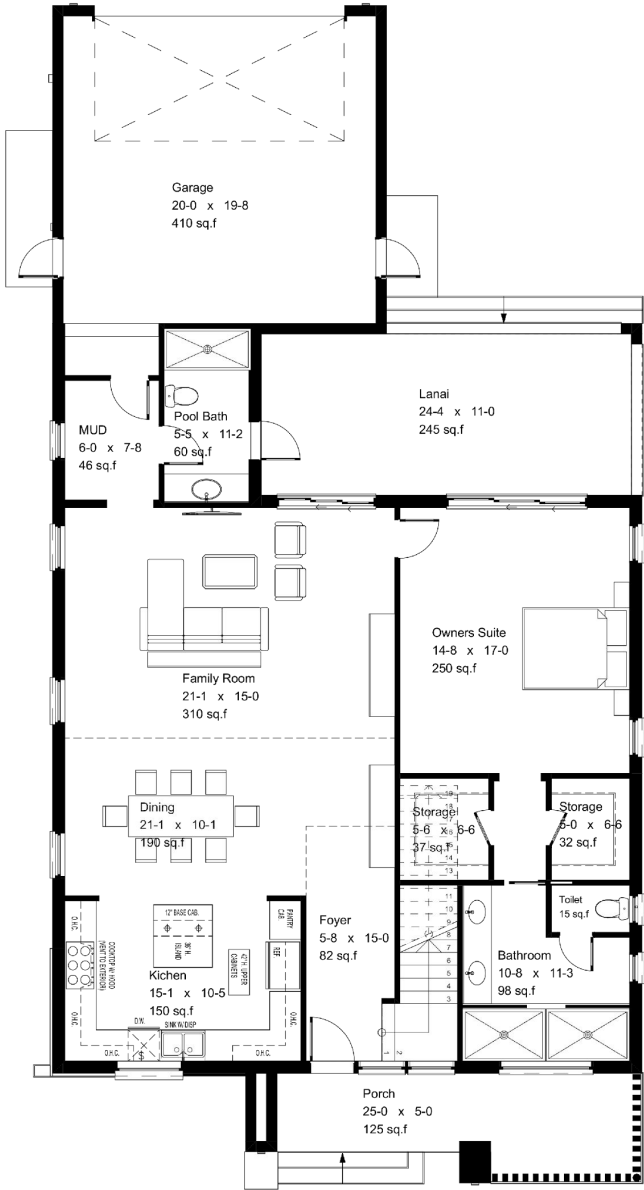


# YORK MODEL II

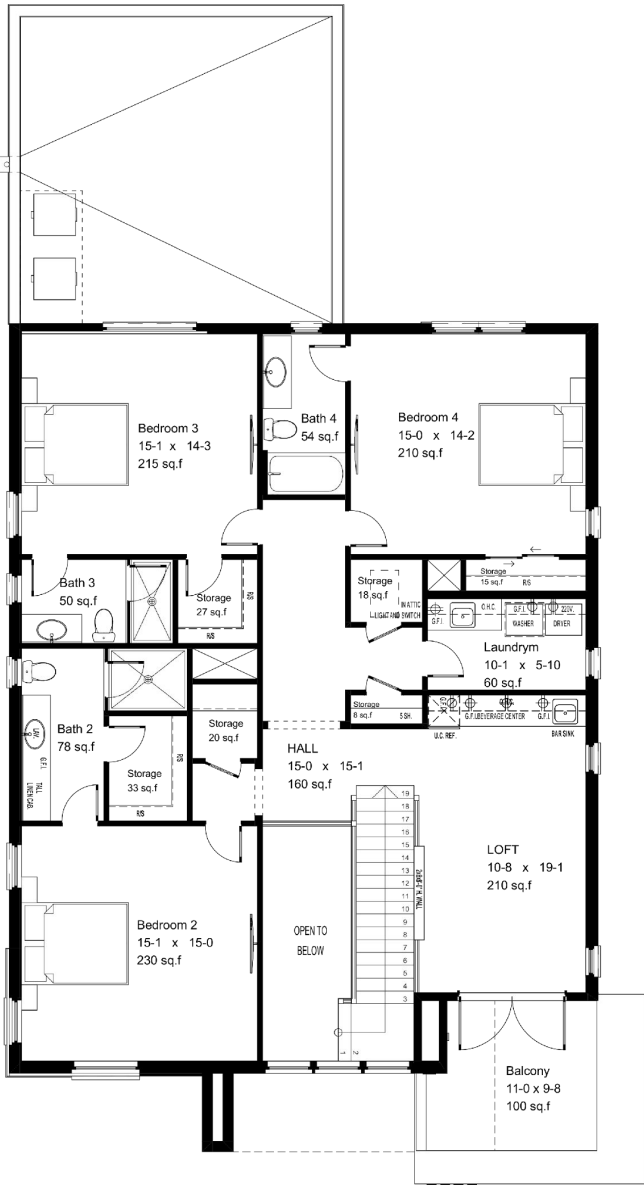
## 26<sup>TH</sup> AVE RESIDENCES

4543 26th Ave S, St Pete

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

3,111

BEDS:

4

BATHS:

5

STORIES:

2

GARAGES:

2 (rear)

PRICE:

\$1.25 (Est.)



# 11<sup>TH</sup> AVE RESIDENCES

4540, 4550, 4560 11th Ave N, St Pete



Situated in the heart of the city, this trio of homes provides an exceptional setting for residents to immerse themselves in the lively waterfront district of St. Petersburg. With a plethora of acclaimed attractions, dining spots, boutique shops, art galleries, and cultural hubs nearby, vibrant city living is right at your fingertips. Plus, within a mere 15-minute drive, you can escape to the serene shores of Pinellas County's award-winning Gulf beaches, offering a tranquil retreat amidst sun-drenched coastal bliss.



# TANGERINE MODEL I

## 11<sup>TH</sup> AVE RESIDENCES

4540 11th Ave N, St Pete



Presenting the Tangerine Model I. A stunning 2,987 sq. ft. residence featuring 4 bedrooms, 3 ½ bathrooms, a study, and a rear-entry 2-car garage. Step into the beautiful 2-story foyer that sets the tone for elegance. The spacious kitchen includes a walk-in pantry and seamlessly connects to the great room and separate dining area. Enjoy seamless indoor-outdoor living with a 3-panel sliding glass wall leading to a large cornered porch.

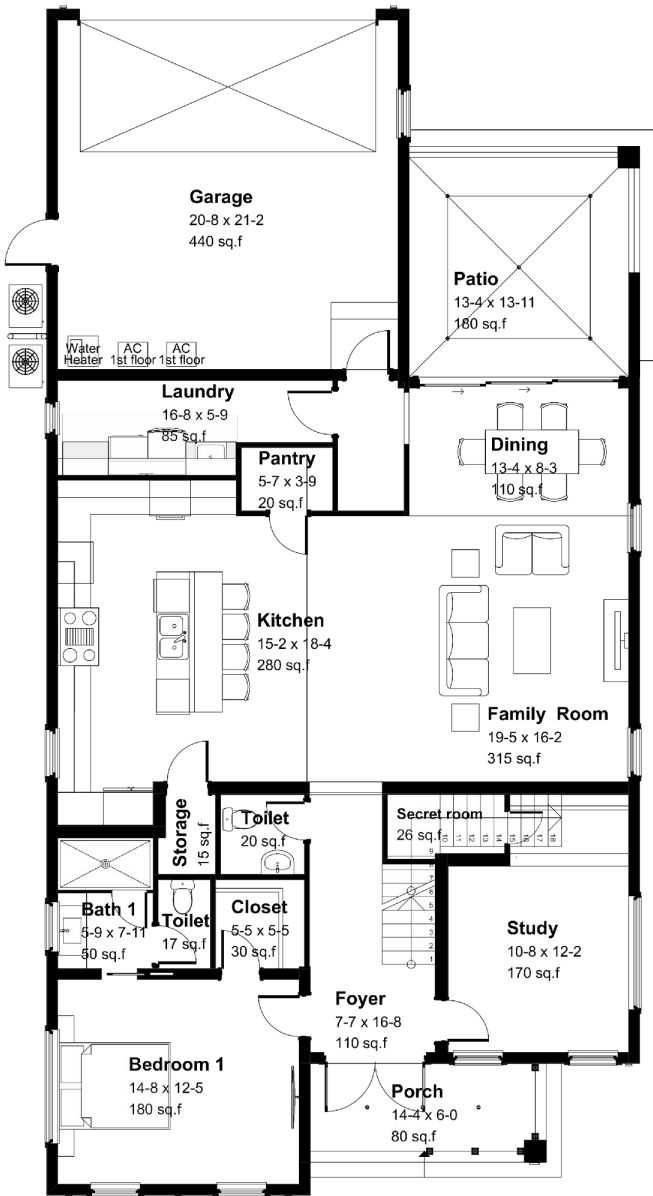


# TANGERINE MODEL I

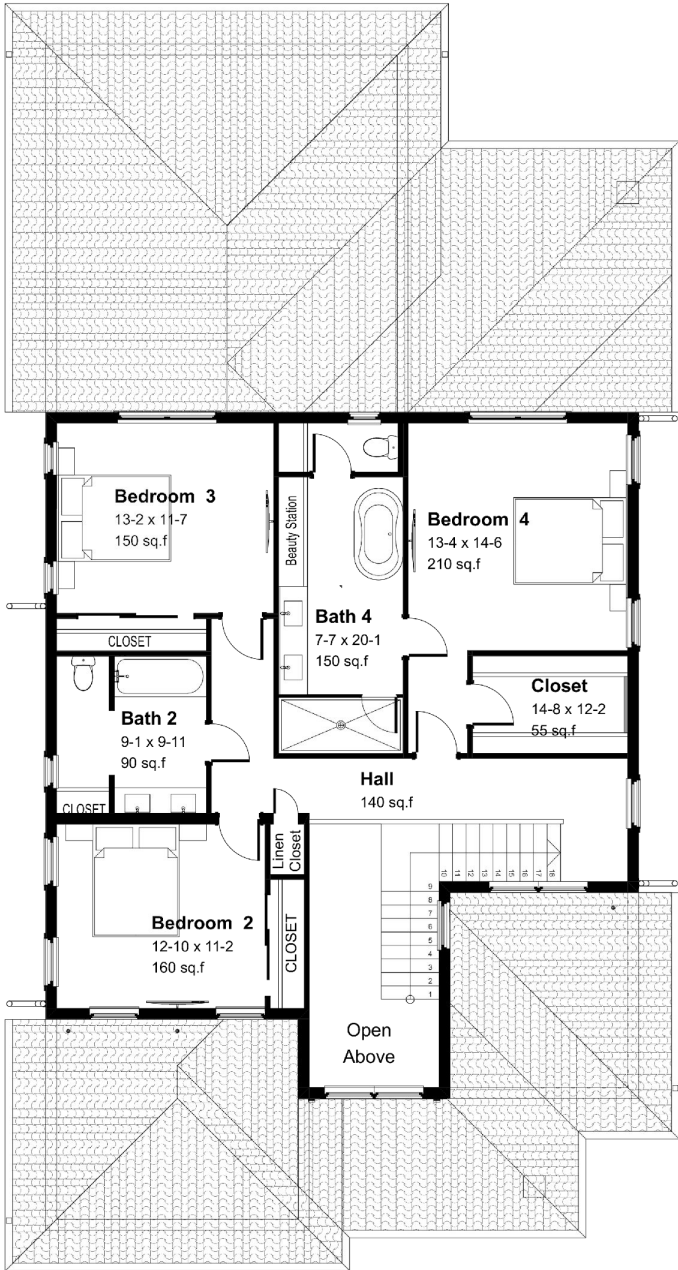
## 11<sup>TH</sup> AVE RESIDENCES

4540 11th Ave N, St Pete

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

2,987

BEDS:

4

BATHS:

3.5

STORIES:

2

GARAGES:

2 (rear)

PRICE:

\$1.095M (Est.)



# TANGERINE MODEL II

## 11<sup>TH</sup> AVE RESIDENCES

4550 11th Ave N, St Pete



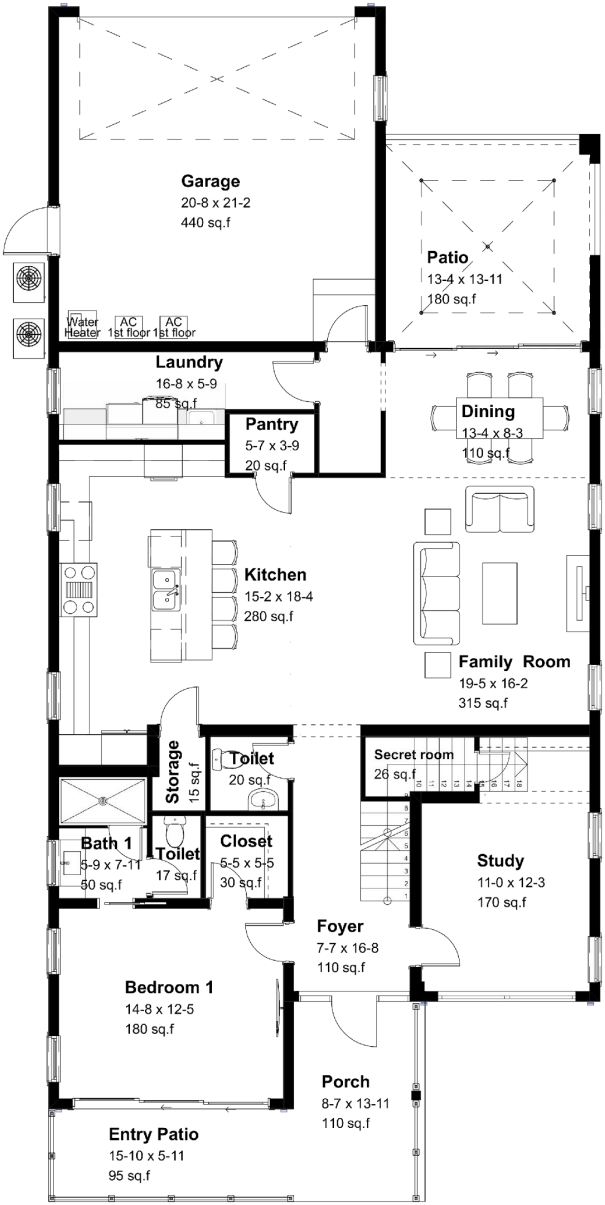
Introducing the Tangerine Model II. This home features a subtly different front façade and a modified second-floor layout - the grand master suite with his and her walk-in closets, a double vanity, and a freestanding island tub. All finishes remain virtually identical, ensuring the same level of quality and style. A stunning 2,987 sq. ft. residence featuring 3 bedrooms, 3 ½ bathrooms, a study, and a rear-entry 2-car garage.



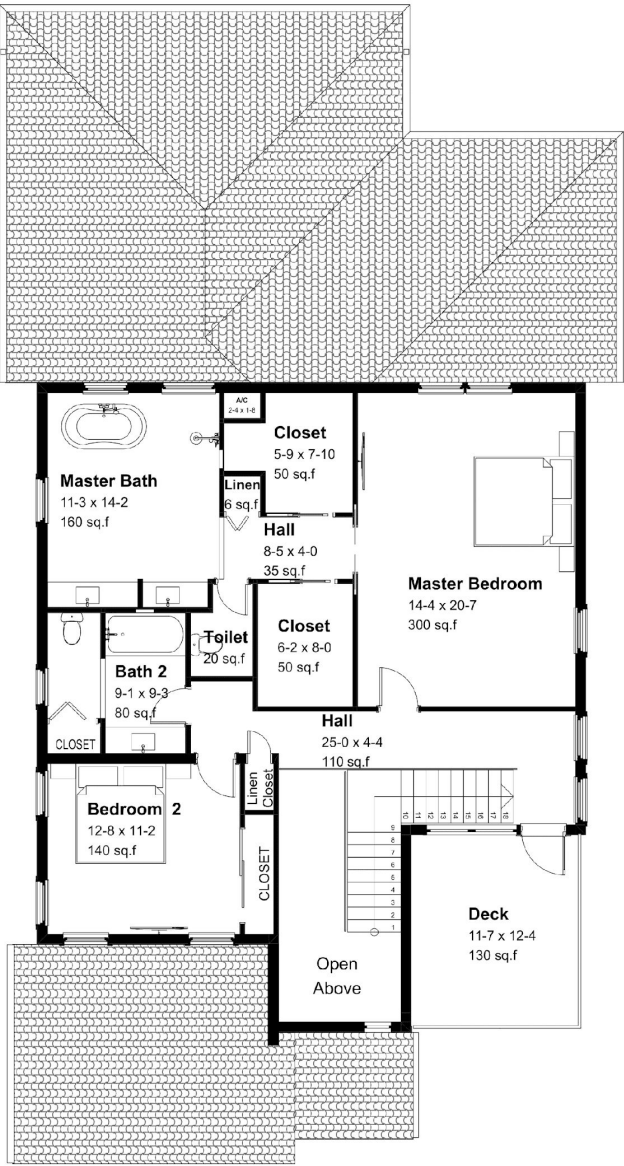
# TANGERINE MODEL II 11<sup>TH</sup> AVE RESIDENCES

4550 11th Ave N, St Pete

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

2,987

BEDS:

3

BATHS:

3.5

STORIES:

2

GARAGES:

2 (rear)

PRICE:

\$1.095M (Est.)



# KELNER MODEL HOMES

## POMPANO RESIDENCE

4441 Pompano DR SE, St Pete



|            |         |
|------------|---------|
| Model:     | POMPANO |
| Sqft:      | 4,556   |
| Available: | 1Q25    |
| Beds:      | 4       |
| Baths:     | 5       |
| Garages:   | 3       |

Page N° (31-32)

## SHORE DR. RESIDENCE

7176 Shore Drive S, South Pasadena



|            |             |
|------------|-------------|
| Model:     | SOUTH SHORE |
| Sqft:      | 4,434       |
| Available: | 1Q24        |
| Beds:      | 5           |
| Baths:     | 6           |
| Garages:   | 4           |

Page N° (33-34)

## KIPPS RESIDENCE

6014 Kipps Colony Dr E, Gulfport



|            |         |
|------------|---------|
| Model:     | KIPPS** |
| Sqft:      | 3,649   |
| Available: | Feb 24  |
| Beds:      | 5       |
| Baths:     | 4       |
| Garages:   | 4       |

Page N° (35-36)

## KIPPS COLONY RESIDENCE

6018 Kipps Colony Dr E, Gulfport

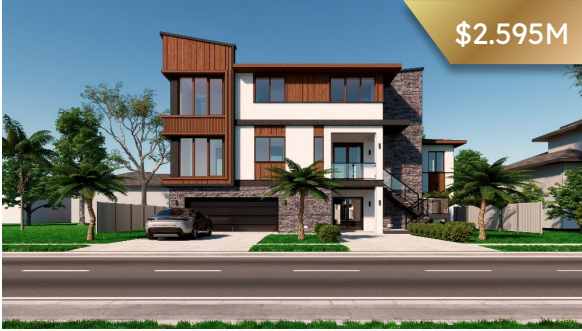


|            |          |
|------------|----------|
| Model:     | PASADENA |
| Sqft:      | 4,090    |
| Available: | 4Q24     |
| Beds:      | 5        |
| Baths:     | 4.5      |
| Garages:   | 4        |

Page N° (37-38)

## BAYVIEW 139 RESIDENCE

5966 Bayview Circle S, Gulfport (Lot 139)



|            |          |
|------------|----------|
| Model:     | PASADENA |
| Sqft:      | 4,090    |
| Available: | 4Q24     |
| Beds:      | 5        |
| Baths:     | 4.5      |
| Garages:   | 4        |

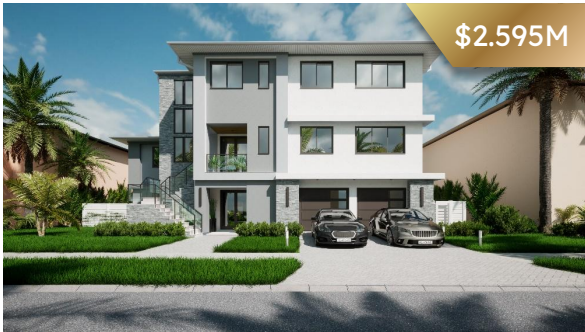
Page N° (39-40)

*\*Prices are estimated as of Feb 2024*



# KELNER MODEL HOMES

**BAYVIEW 140  
RESIDENCE**  
5964 Bayview Circle S, Gulfport (Lot 140)



|            |          |
|------------|----------|
| Model:     | PASADENA |
| Sqft:      | 4,090    |
| Available: | 4Q24     |
| Beds:      | 5        |
| Baths:     | 4.5      |
| Garages:   | 4        |

Page Nº (41-42)

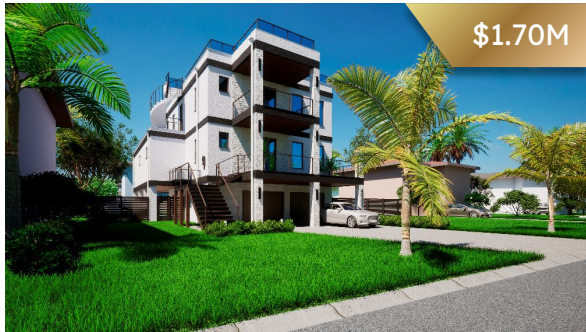
**10<sup>TH</sup> AVE SOUTH  
RESIDENCE**  
6282 10th Avenue South



|            |              |
|------------|--------------|
| Model:     | TANGERINE II |
| Sqft:      | 2,987        |
| Available: | 3Q24         |
| Beds:      | 3            |
| Baths:     | 3.5          |
| Garages:   | 2            |

Page Nº (43-44)

**43<sup>RD</sup> ST.  
RESIDENCE**  
4000 43rd Str S, St Pete



|            |          |
|------------|----------|
| Model:     | QUINCY** |
| Sqft:      | 3,010    |
| Available: | 3Q25     |
| Beds:      | 4        |
| Baths:     | 4.5      |
| Garages:   | 4        |

Page Nº (45-46)

**79<sup>TH</sup> ST.  
RESIDENCE**  
301 79th Street S, St Pete



|            |           |
|------------|-----------|
| Model:     | GRENADA** |
| Sqft:      | 2,767     |
| Available: | Feb 24    |
| Beds:      | 4         |
| Baths:     | 4         |
| Garages:   | 2         |

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**26<sup>TH</sup> AVE SOUTH  
RESIDENCE**  
4322 26th Ave South



|            |             |
|------------|-------------|
| Model:     | SLIM QUINCY |
| Sqft:      | 3,433       |
| Available: | 1Q24        |
| Beds:      | 4           |
| Baths:     | 4.5         |
| Garages:   | 4           |

Page Nº (49-50)

*\*Prices are estimated as of Feb 2024*



# KELNER MODEL HOMES

**W. BAY VIEW  
RESIDENCE**  
4219 W Bay View Ave, Tampa



|            |         |
|------------|---------|
| Model:     | BAYVIEW |
| Sqft:      | 3,178   |
| Available: | 4Q24    |
| Beds:      | 4       |
| Baths:     | 3.5     |
| Garages:   | 3       |

Page Nº (51-52)

**TANGERINE  
RESIDENCE**  
5718 Tangerine Ave S



|            |             |
|------------|-------------|
| Model:     | TANGERINE I |
| Sqft:      | 2,779       |
| Available: | Nov 23      |
| Beds:      | 4           |
| Baths:     | 3.5         |
| Garages:   | 2           |

Page Nº (53-54)

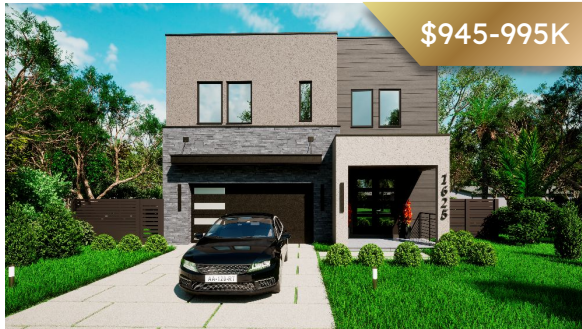
**HURON  
RESIDENCE**  
3075 Huron Ave, Oldsmar



|            |         |
|------------|---------|
| Model:     | HURON I |
| Sqft:      | 2,926   |
| Available: | 4Q24    |
| Beds:      | 4       |
| Baths:     | 3.5     |
| Garages:   | 2       |

Page Nº (55-56)

**55<sup>th</sup> STREET  
RESIDENCE**  
1625 55th Str S, 1915 52nd St S, Gulfport



|            |       |
|------------|-------|
| Model:     | COSTA |
| Sqft:      | 2,767 |
| Available: | 3Q24  |
| Beds:      | 3     |
| Baths:     | 3.5   |
| Garages:   | 2     |

Page Nº (57-59)

**18<sup>th</sup> AVE  
RESIDENCE**  
5210 and 5310 18th Ave S, Gulfport

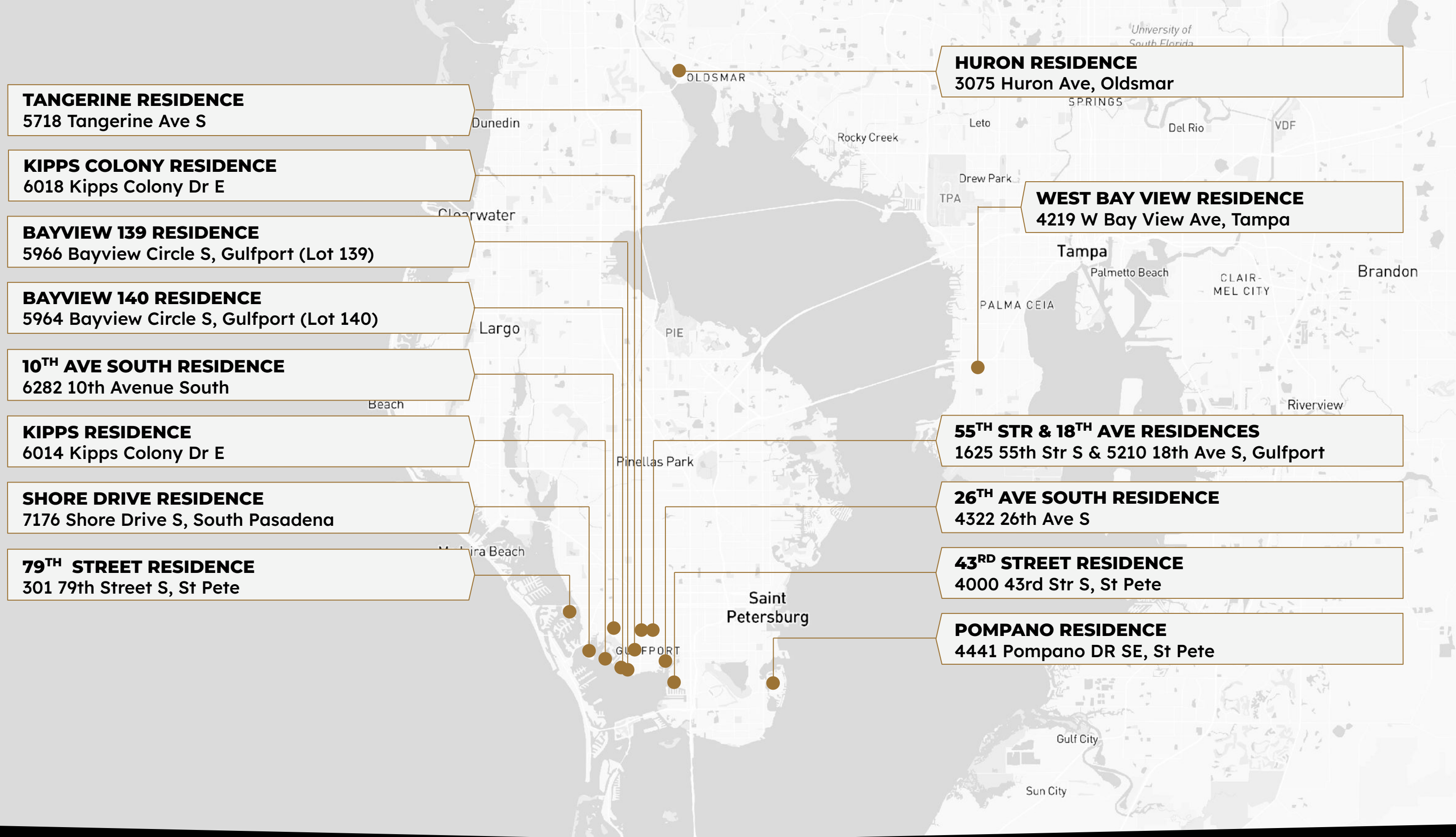


|            |       |
|------------|-------|
| Model:     | COSTA |
| Sqft:      | 2,767 |
| Available: | 3Q24  |
| Beds:      | 3     |
| Baths:     | 3.5   |
| Garages:   | 2     |

Page Nº (58-59)

*\*Prices are estimated as of Feb 2024*





**TANGERINE RESIDENCE**  
5718 Tangerine Ave S

**KIPPS COLONY RESIDENCE**  
6018 Kipps Colony Dr E

**BAYVIEW 139 RESIDENCE**  
5966 Bayview Circle S, Gulfport (Lot 139)

**BAYVIEW 140 RESIDENCE**  
5964 Bayview Circle S, Gulfport (Lot 140)

**10<sup>TH</sup> AVE SOUTH RESIDENCE**  
6282 10th Avenue South

**KIPPS RESIDENCE**  
6014 Kipps Colony Dr E

**SHORE DRIVE RESIDENCE**  
7176 Shore Drive S, South Pasadena

**79<sup>TH</sup> STREET RESIDENCE**  
301 79th Street S, St Pete

**HURON RESIDENCE**  
3075 Huron Ave, Oldsmar

**WEST BAY VIEW RESIDENCE**  
4219 W Bay View Ave, Tampa

**55<sup>TH</sup> STR & 18<sup>TH</sup> AVE RESIDENCES**  
1625 55th Str S & 5210 18th Ave S, Gulfport

**26<sup>TH</sup> AVE SOUTH RESIDENCE**  
4322 26th Ave S

**43<sup>RD</sup> STREET RESIDENCE**  
4000 43rd Str S, St Pete

**POMPANO RESIDENCE**  
4441 Pompano DR SE, St Pete

KELNER MODEL HOMES



# POMPANO MODEL **POMPANO RESIDENCE**

4441 Pompano DR SE, St Pete

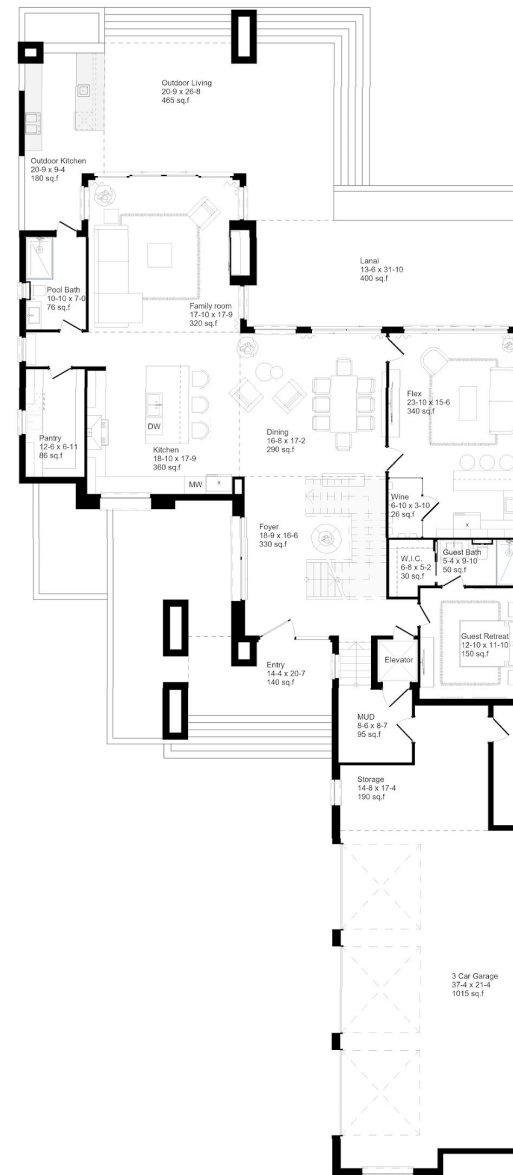


An Ultra-Modern masterpiece, Pompano, features 4,566 sq. ft. of living space and a total area of 7,170 sq. ft. This waterfront home, designed to maximize the 75' wide waterfront lot, includes a dock for yachts or fishing. With 4 bedrooms, 5 baths, and a 3-car garage, Pompano exudes elegance, offering a chef's kitchen and a spa-like master retreat. Located on the exclusive St. Petersburg Island of Coquina Key, it's just 7 minutes from Downtown, making it a true trophy property.

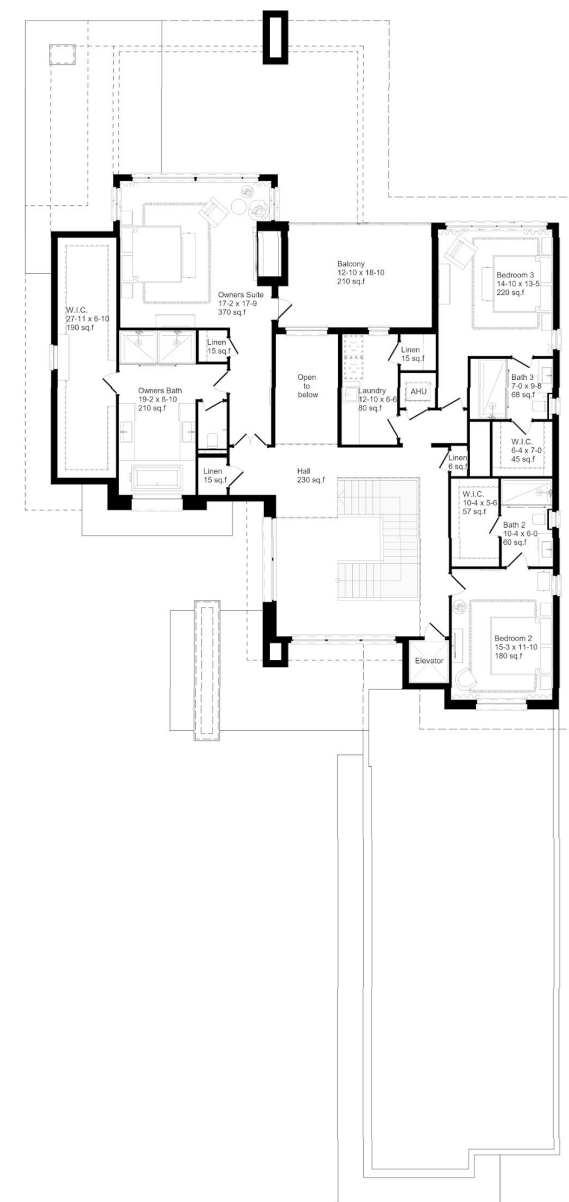


POMPANO MODEL  
**POMPANO RESIDENCE**  
4441 Pompano DR SE, St Pete

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



SQFT:

4,556

BEDS:

4

BATHS:

5

STORIES:

2

GARAGES:

3

PRICE:

**\$3.495M (Est.)**



# SOUTH SHORE MODEL **SHORE DRIVE RESIDENCE**

7176 Shore Drive S, South Pasadena



This modern European design home on Shore Drive spans 4,434 sq. ft., with a total area of 8,272 sq. ft. It boasts of 5 bedrooms, 6 baths, a theater, pool, and a 4-car garage. Situated on the waterfront of South Pasadena, just 5 minutes from St. Pete Beach on the Gulf of Mexico, the residence offers breathtaking water views from nearly every room. The property also includes nearly 4,000 sq. ft. of outdoor decks and entertainment space.



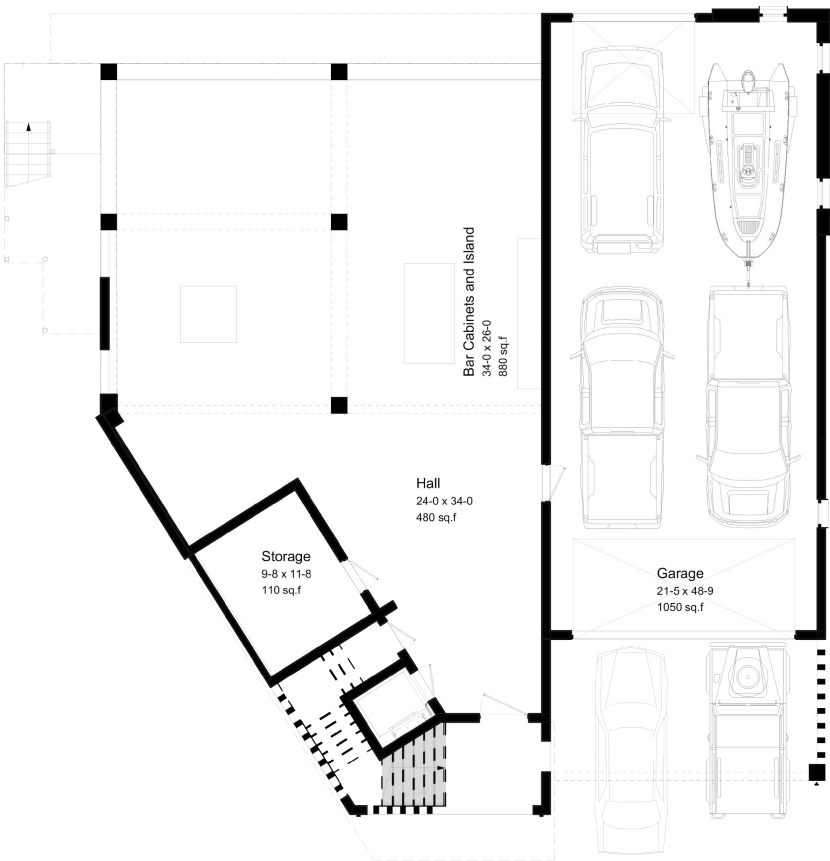
# SOUTH SHORE MODEL

## SHORE DRIVE RESIDENCE

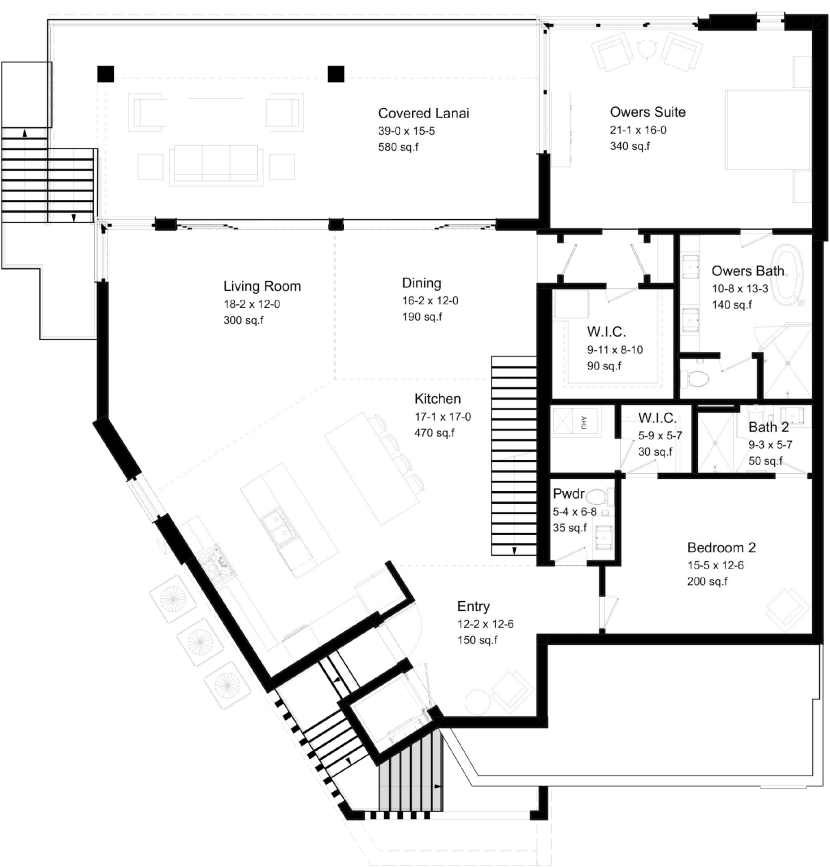
7176 Shore Drive S, South Pasadena

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 4,434 | 5     | 6      | 3        | 4        | \$3.495M (Est.) |

FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# KIPPS MODEL

## **KIPPS RESIDENCE**

6014 Kipps Colony Dr E



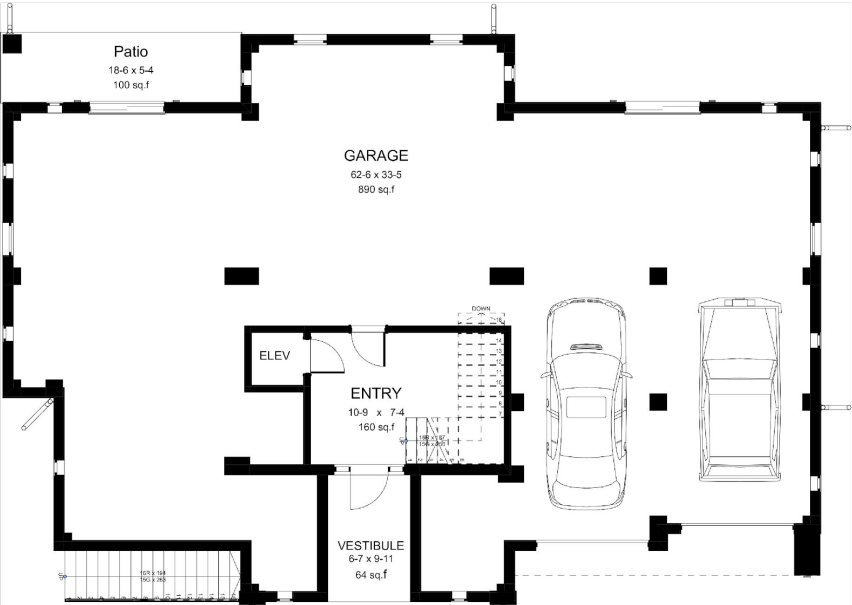
The Kipps Model home stands out as one of the most remarkable properties in Southern Pinellas County. Situated within the exclusive guard-gated community of Kipps Colony at The Pasadena Yacht & Country Club and positioned on nearly a 1/3-acre lot adjacent to a private pond, the residence exudes a park-like ambiance that caters to both indoor and outdoor entertaining lifestyles. This impressive 3,649 sq. ft. home features 5 bedrooms, 4 baths, an elevator, butler's pantry, a 20' grand foyer, and a 4-car garage, solidifying its status as one of the community's most exquisite residences.



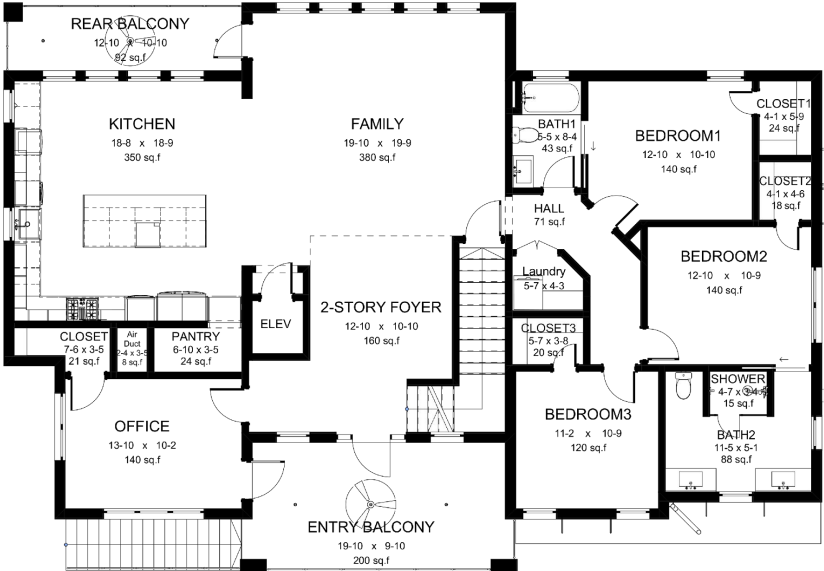
KIPPS MODEL  
**KIPPS RESIDENCE**  
6014 Kipps Colony Dr E

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 3,649 | 5     | 4      | 3        | 4        | \$2.495M (Est.) |

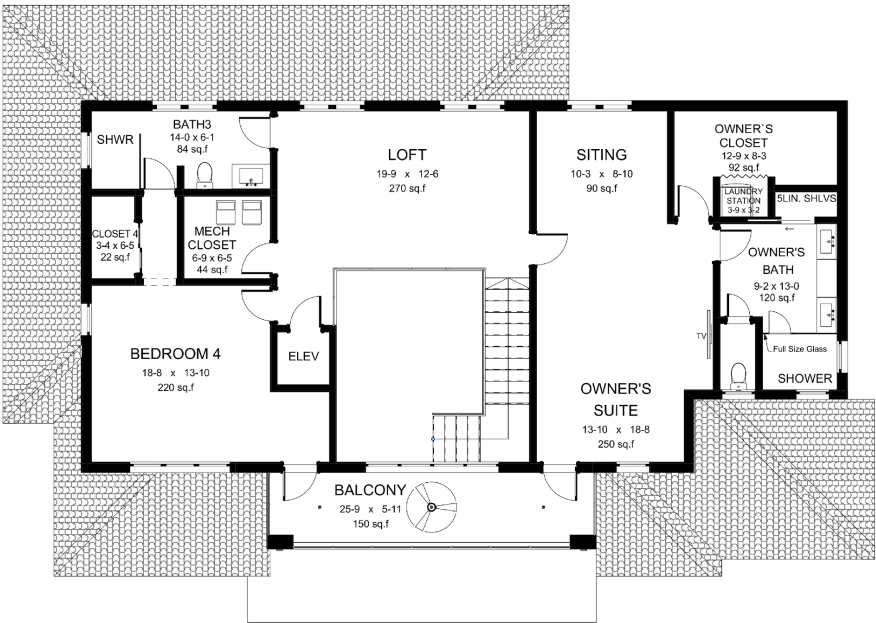
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# PASADENA MODEL

## KIPPS COLONY RESIDENCE

6018 Kipps Colony Dr E



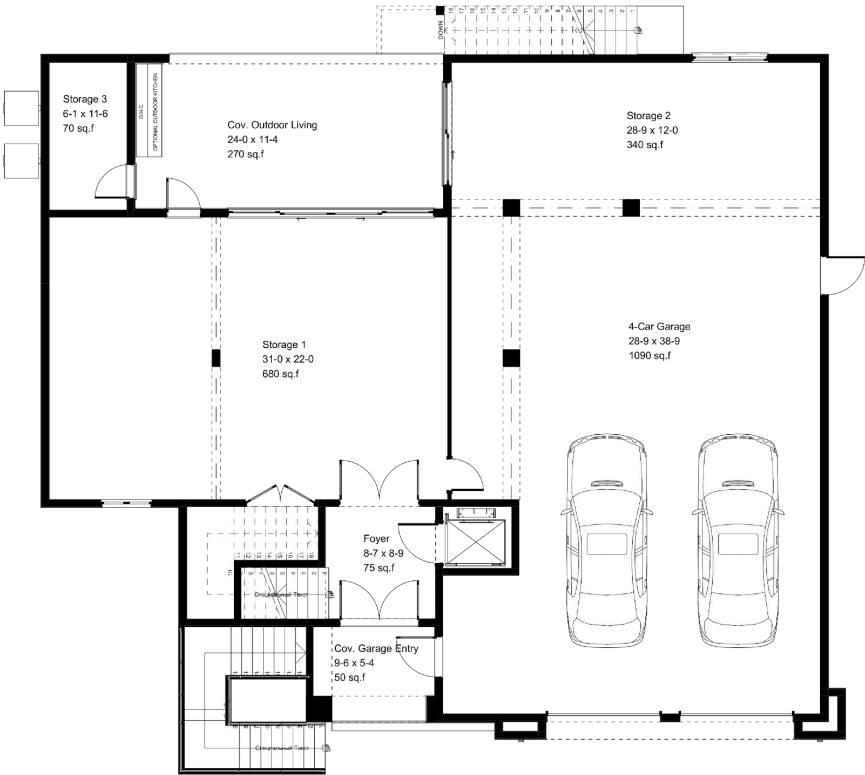
Our Pasadena Model is a masterpiece of both form and function. Situated on a spacious 1/3-acre lot, this 4,090 sq ft, 5-bedroom, 4 ½-bath pool home with a 4-car garage is poised to establish a new standard of elegance at the exclusive Pasadena Yacht & Country Club. Notable features include a two-story living room, elevator, butler's pantry, pool, two expansive covered lanais, and a sprawling master suite. The interplay of multiple textures and surfaces makes this residence a strong contender for our Home of the Year.



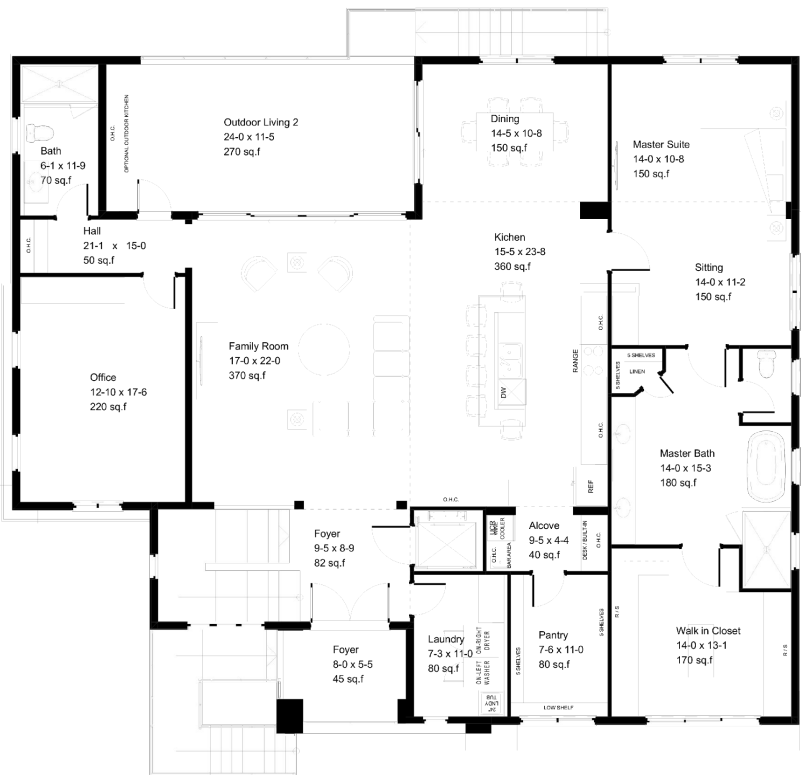
PASADENA MODEL  
**KIPPS COLONY RESIDENCE**  
6018 Kipps Colony Dr E

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 4,090 | 5     | 4.5    | 3        | 4        | \$2.595M (Est.) |

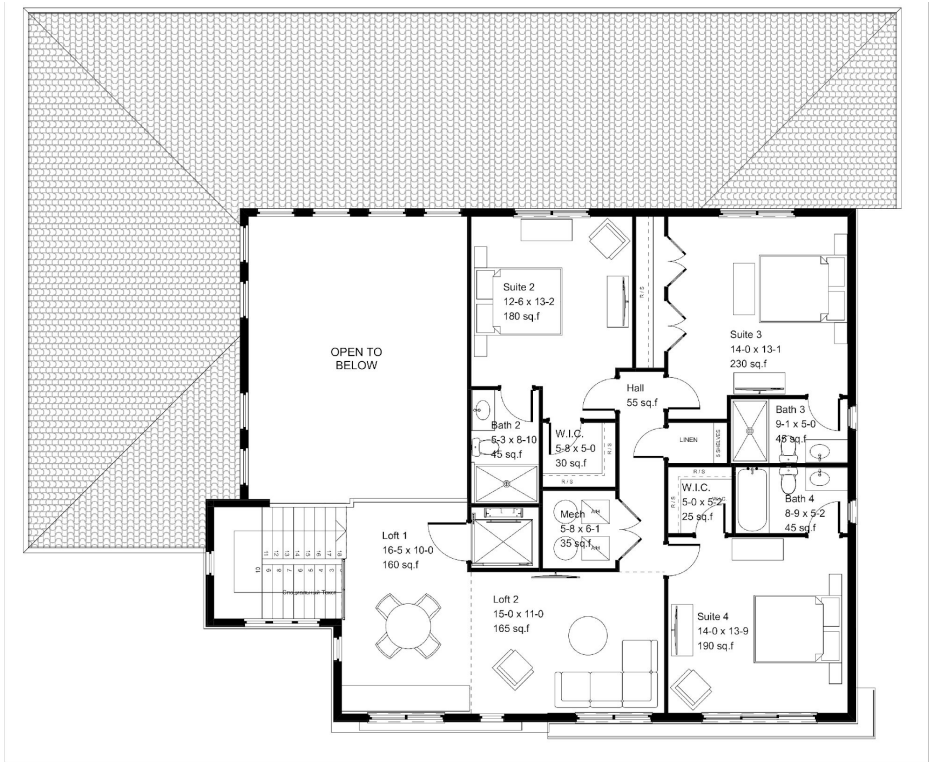
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# PASADENA MODEL **BAYVIEW 139 RESIDENCE**

5966 Bayview Circle S, Gulfport (Lot 139)



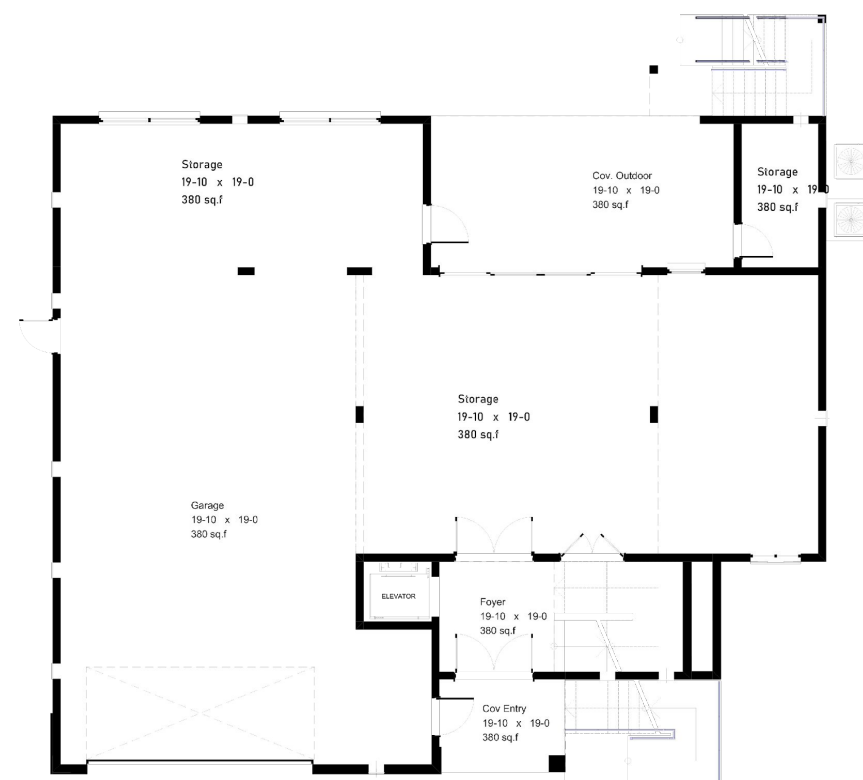
This Pasadena Model Home will be nestled within the secure and gated community of the Pasadena Yacht and Country Club. This home in the Skimmer Point neighborhood presents an unparalleled residential opportunity. These two forthcoming residences will occupy some of the last available parcels within this esteemed development. Residents will have privileged access to a private Arnold Palmer-designed golf course, a clubhouse, exquisite dining options, tennis and pickleball courts, and an 80-slip marina catering to yachts up to 80 feet in length. Additionally, the vibrant downtown area of Gulfport, just a short stroll away, offers residents a charming 4-block waterfront district replete with diverse shops, bars, restaurants, markets, and vibrant art shows.



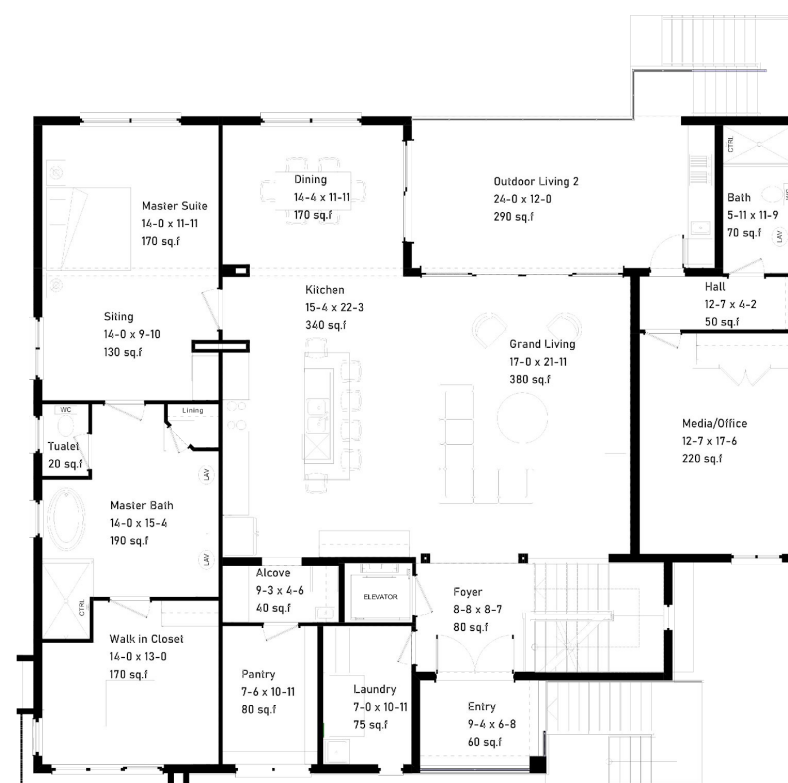
PASADENA MODEL  
**BAYVIEW 139 RESIDENCE**  
5966 Bayview Circle S, Gulfport (Lot 139)

|       |       |        |          |          |                 |
|-------|-------|--------|----------|----------|-----------------|
| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
| 4,090 | 5     | 4.5    | 3        | 4        | \$2.595M (Est.) |

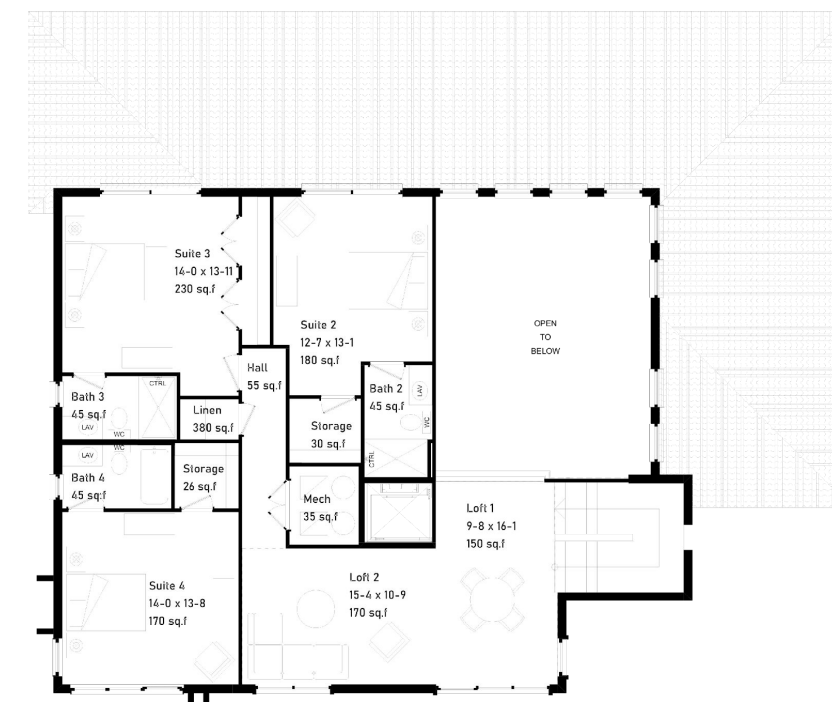
## FIRST FLOOR PLAN



## SECOND FLOOR PLAN



### THIRD FLOOR PLAN





# PASADENA MODEL **BAYVIEW 140 RESIDENCE**

5964 Bayview Circle S, Gulfport (Lot 140)



This Pasadena Model Home presents an artful reinterpretation of contemporary facades. It presents an equally unparalleled residential opportunity within the secure and gated community of the Pasadena Yacht and Country Club in the Skimmer Point neighborhood. Residents of this home will also enjoy privileged access to a private Arnold Palmer designed golf course, a clubhouse, exquisite dining options, tennis and pickleball courts, and an 80-slip marina catering to yachts up to 80 feet in length. Furthermore, the vibrant downtown area of Gulfport, just a short stroll away, beckons with its charming 4-block waterfront district - complete with diverse shops, bars, restaurants, markets, and vibrant art shows.



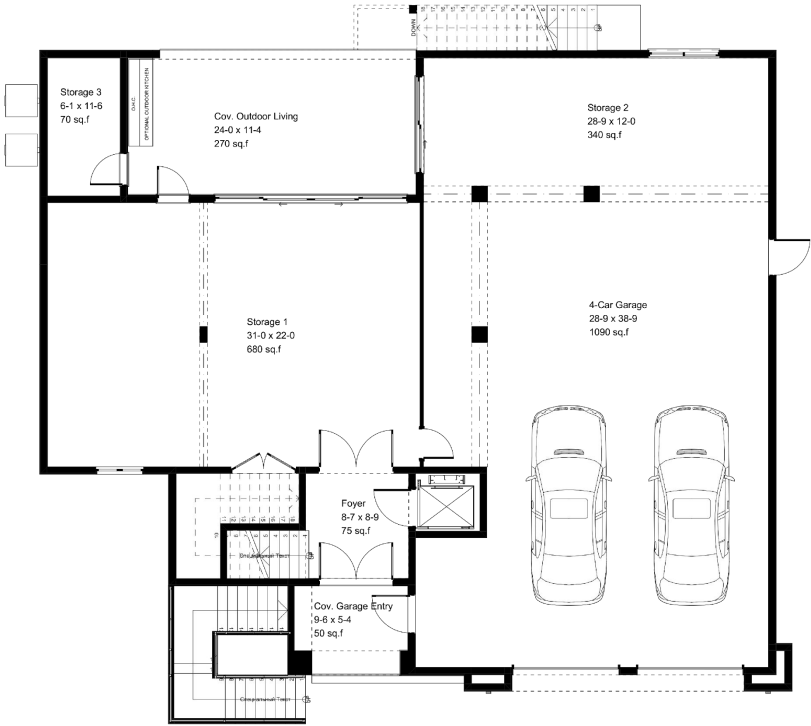
# PASADENA MODEL

## BAYVIEW 140 RESIDENCE

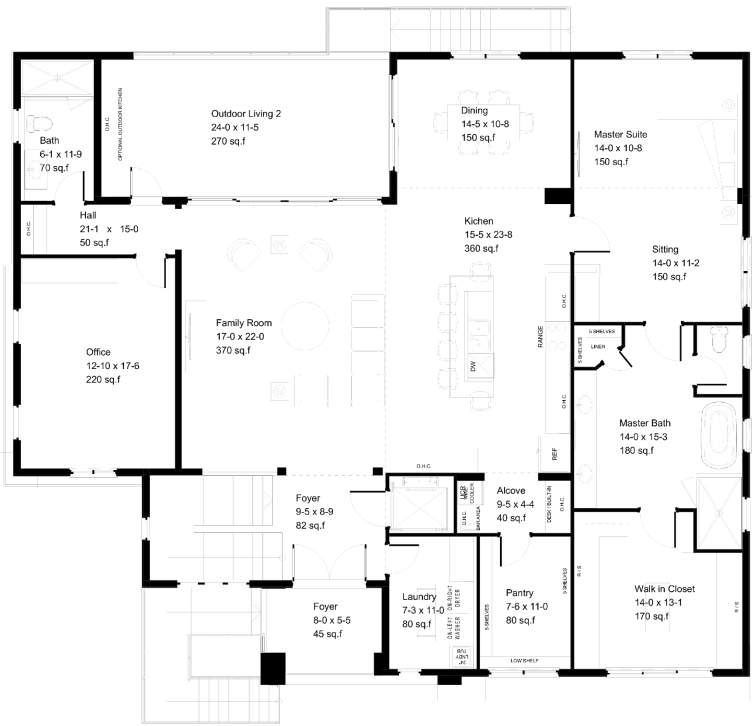
5964 Bayview Circle S, Gulfport (Lot 140)

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 4,090 | 5     | 4.5    | 3        | 4        | \$2.595M (est.) |

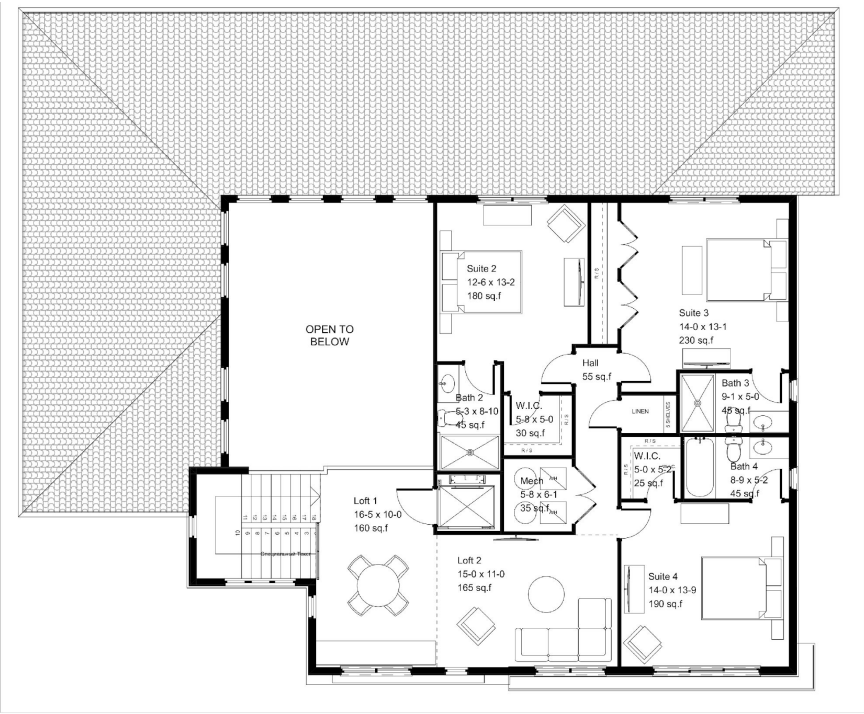
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# TANGERINE MODEL II

## 10<sup>TH</sup> AVE SOUTH RESIDENCE

6282 10th Avenue South



Introducing the Tangerine Model II. This home features a subtly different front façade and a modified second-floor layout - the grand master suite with his and her walk-in closets, a double vanity, and a freestanding island tub. All finishes remain virtually identical, ensuring the same level of quality and style. A stunning 2,987 sq. ft. residence featuring 3 bedrooms, 3 ½ bathrooms, a study, and a rear-entry 2-car garage.

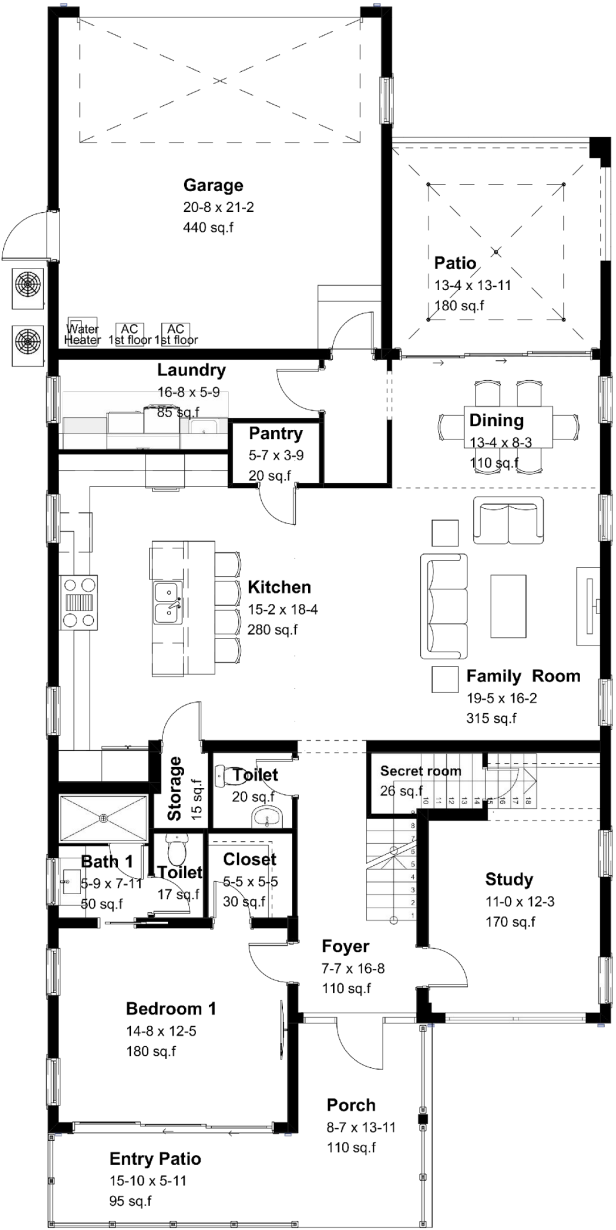


# TANGERINE MODEL II

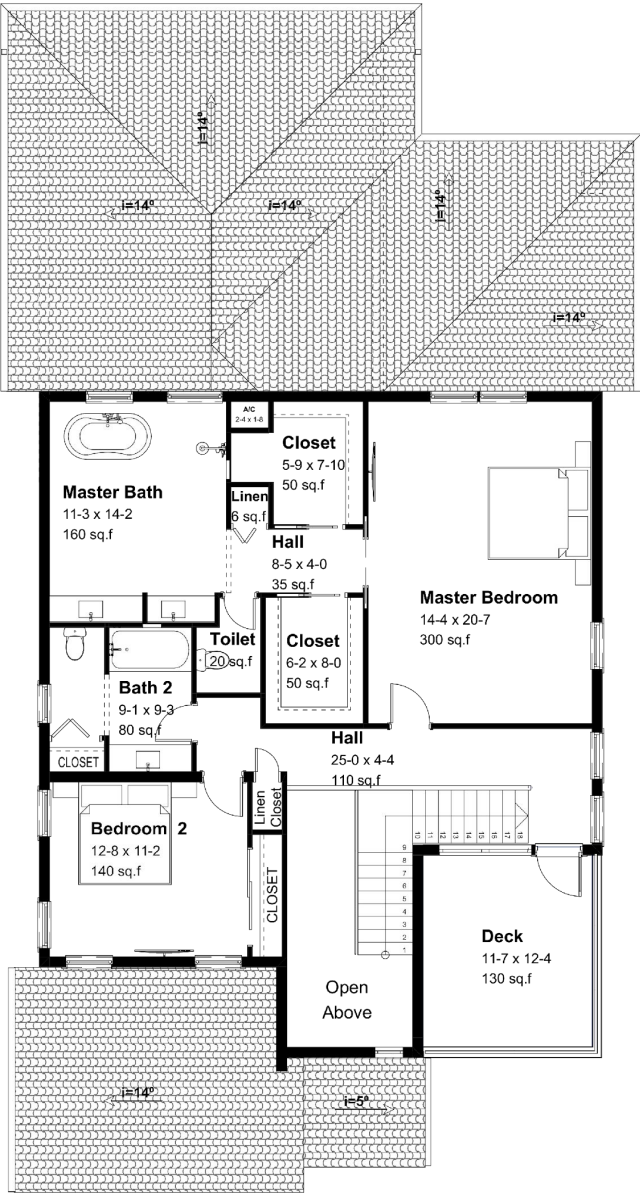
## 10<sup>TH</sup> AVE SOUTH RESIDENCE

6282 10th Avenue South

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

2,987

BEDS:

3

BATHS:

3.5

STORIES:

2

GARAGES:

2 (rear)

PRICE:

\$1.295M (Est.)



# QUINCY MODEL

## 43<sup>RD</sup> STREET RESIDENCE

4000 43rd Str S, St Pete

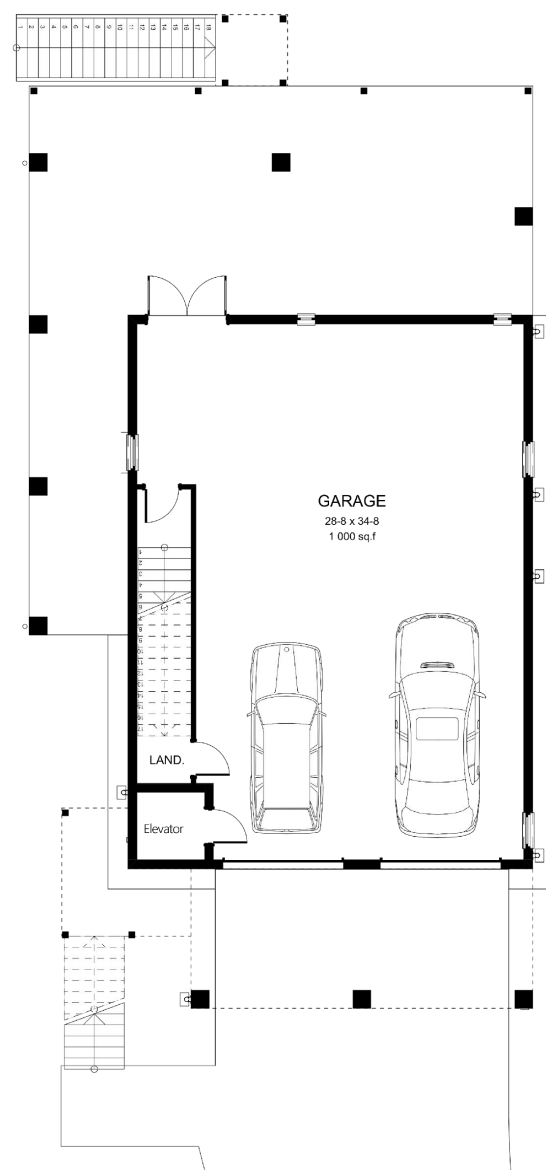


Crafted to perfection for a discerning client, this bespoke residence boasts sprawling decks at both the front and rear. Its pièce de résistance is an elevated rooftop deck, offering sweeping vistas of Boca Ciega Bay and the enchanting shores of St. Petersburg Beach. Every detail of this home exudes luxury, from its impeccable design to its premium finishes. Truly a masterpiece of unparalleled elegance.

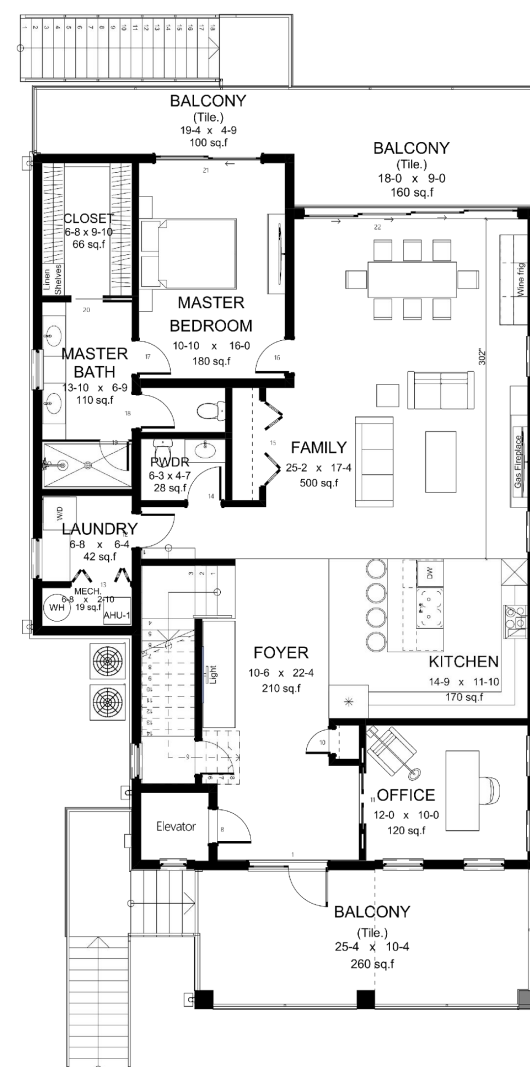


QUINCY MODEL  
**43<sup>RD</sup> STREET RESIDENCE**  
4000 43rd Str S, St Pete

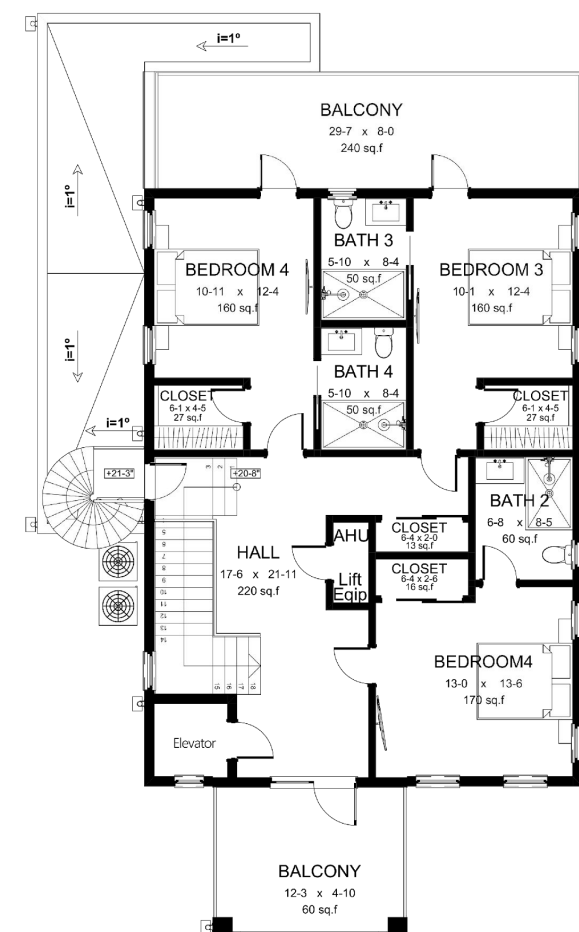
## FIRST FLOOR PLAN



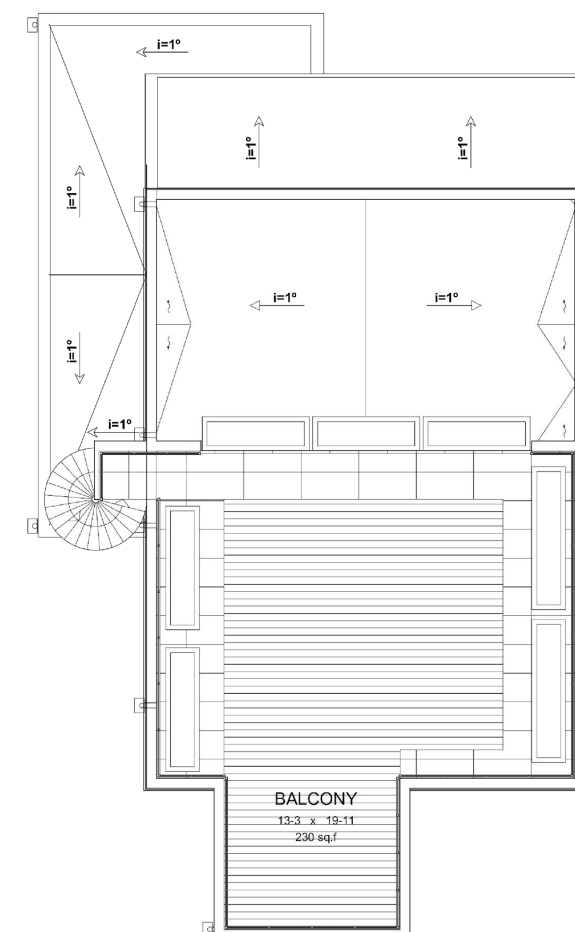
## SECOND FLOOR PLAN



### THIRD FLOOR PLAN



## FOURTH FLOOR PLAN



SQFT:

3,010

BEDS:

4

BATHS:

## 4.5

STORIES:

4

GARAGES:

4

PRICE:

**\$1.70M (Est.)**



# GRENADA MODEL

## 79<sup>TH</sup> STREET RESIDENCE

301 79th Street S, St Pete



The Grenada Model home showcases exceptional modern design and finishes. With its 2,767 sq/ft, this 4-bedroom, 4-bath residence feels remarkably spacious. The living room offers a scenic view of the yard through the expansive sliding glass wall. The modern kitchen is equipped with the latest appliances, and the master bedroom stands out with its exceptional size in a home of this scale. Adding to the list of outstanding features is the rooftop deck, providing breathtaking West-facing views all the way to the Gulf of Mexico.



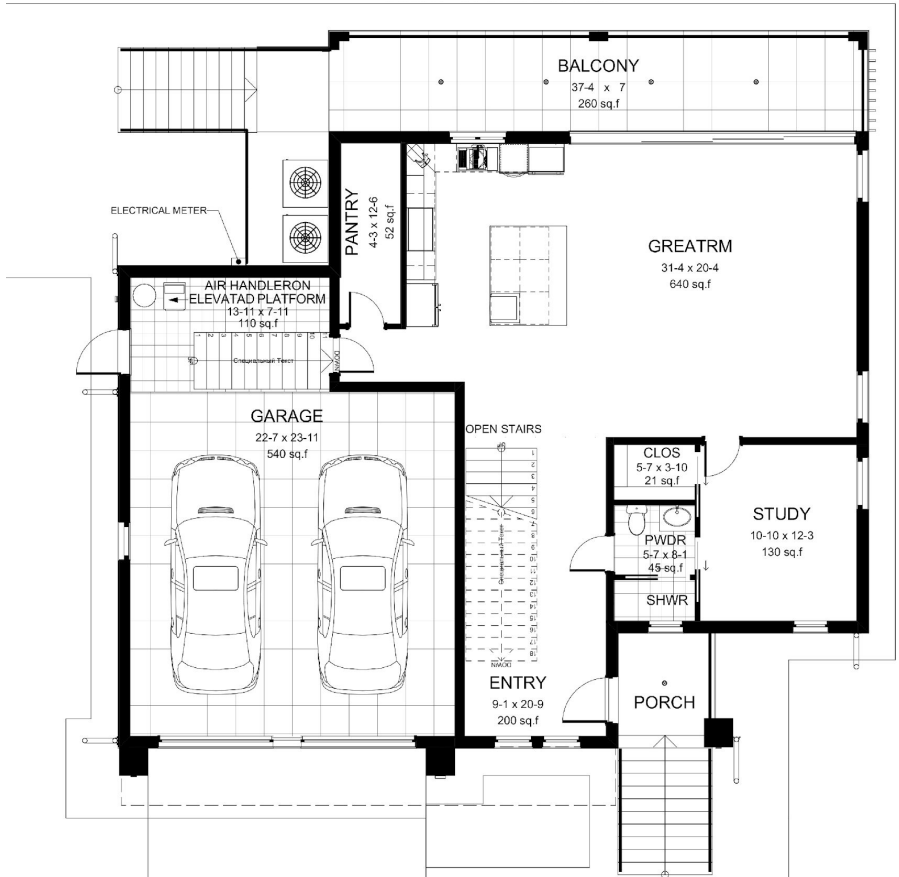
# GRENADA MODEL

## 79<sup>TH</sup> STREET RESIDENCE

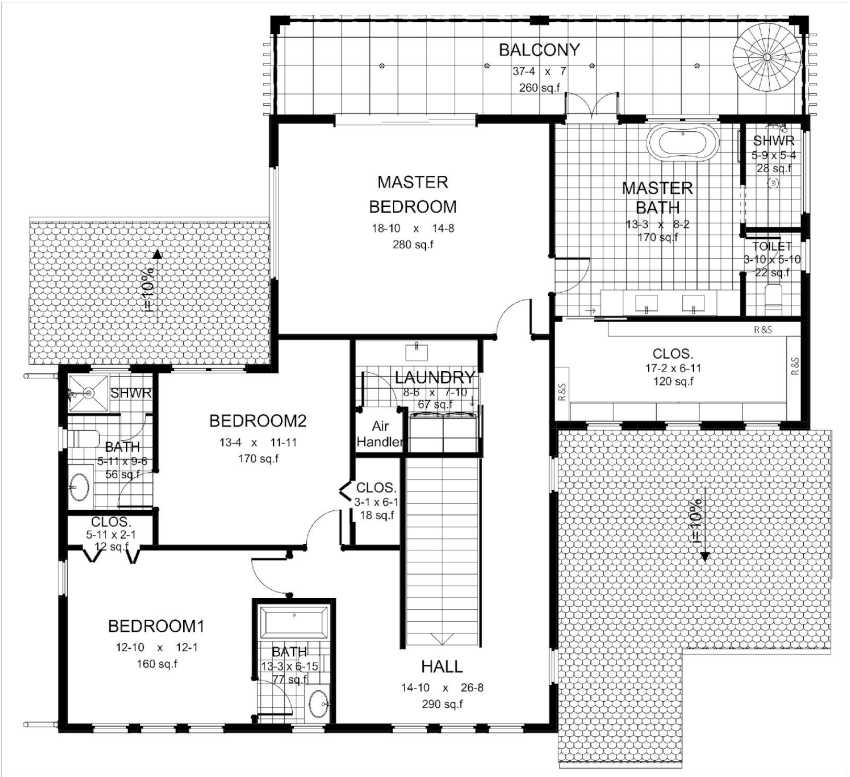
301 79th Street S, St Pete

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:          |
|-------|-------|--------|----------|----------|-----------------|
| 2,767 | 4     | 4      | 3        | 2        | \$1.695M (Est.) |

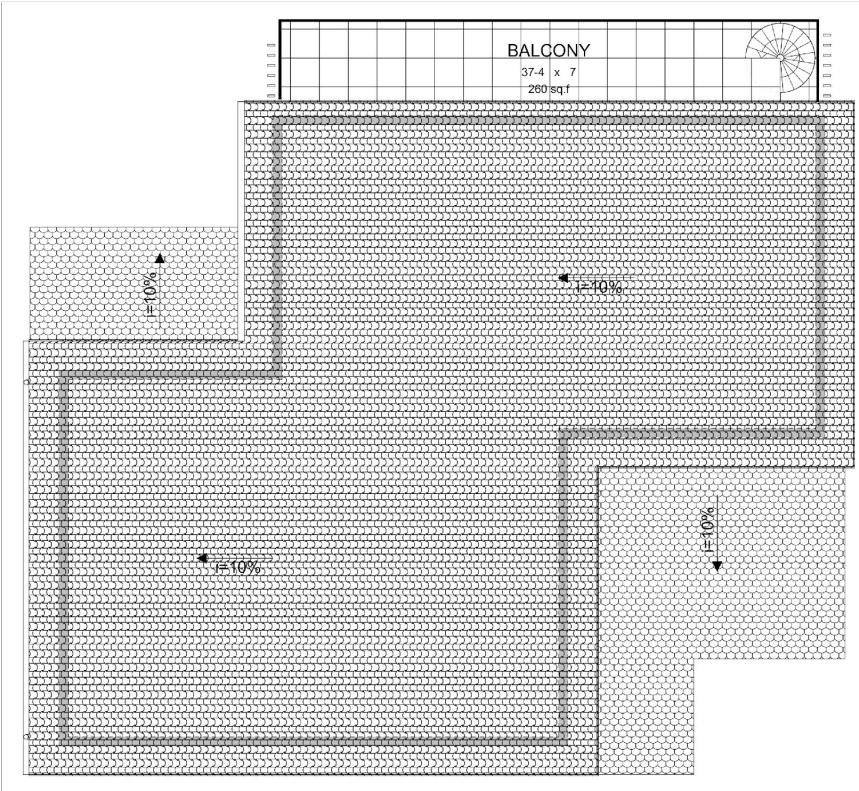
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# SLIM QUINCY MODEL

## 26<sup>TH</sup> AVE SOUTH RESIDENCE

4322 26th Ave South



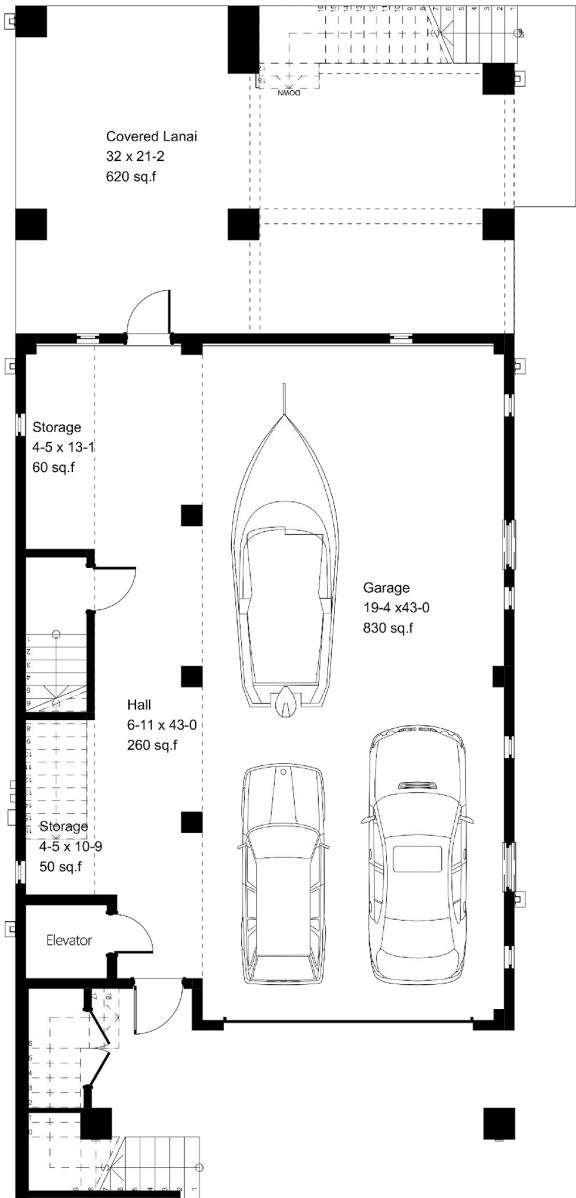
Introducing our Slim Quincy Model, an impressive 3.433 sq/ft home featuring 4 bedrooms, 4 ½ baths, a 4-car garage, elevator, and a spacious ground floor lanai. This attractive residence is strategically located across the street from two recently sold Kelner Homes. With a prime position facing the entrance of the 170-acre estuary of Clam Bayou Nature Preserve, celebrated among walkers, cyclists, and kayakers, this home offers a picturesque setting. Just half a mile away from Gulfport's downtown waterfront, residents will enjoy convenient access to a variety of shops, restaurants, and other attractions.



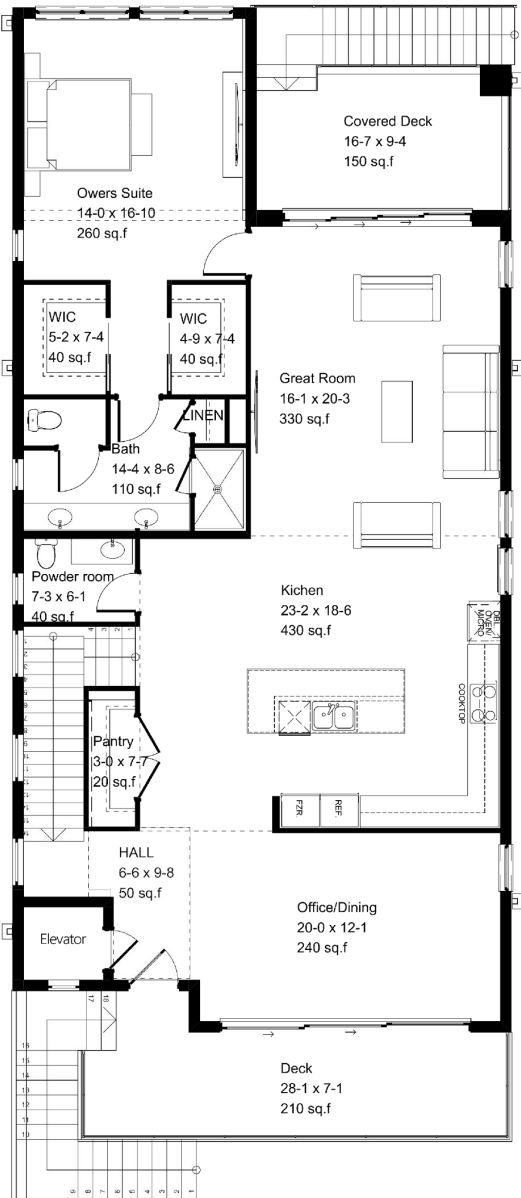
SLIM QUINCY MODEL  
**26<sup>TH</sup> AVE SOUTH RESIDENCE**

4322 26th Ave South

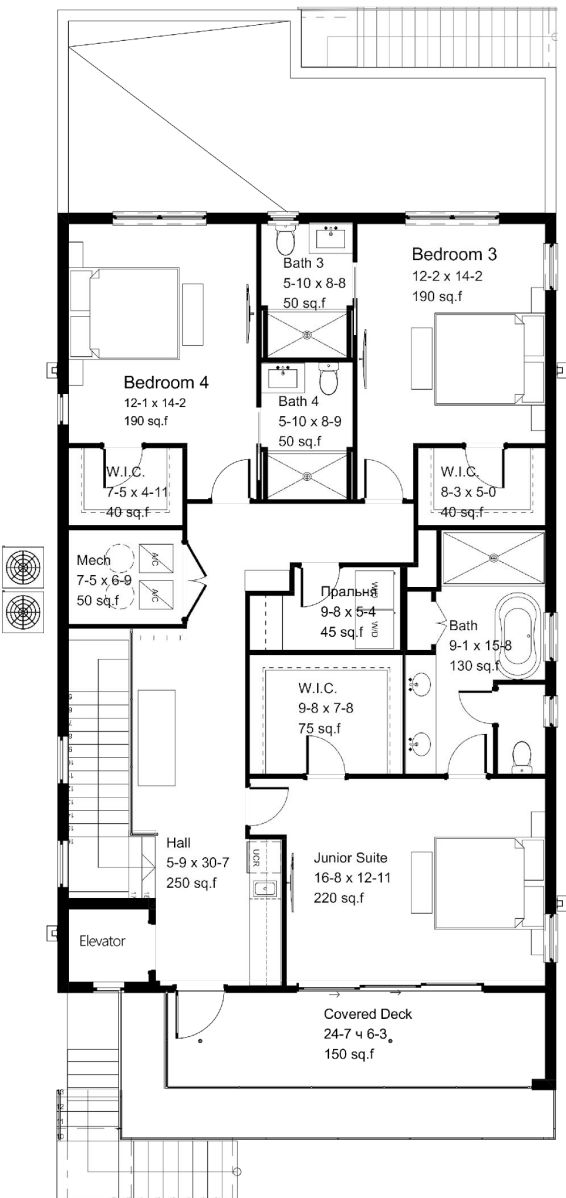
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



SQFT:

3,433

BEDS:

4

BATHS:

4.5

STORIES:

3

GARAGES:

4

PRICE:

\$1.595M (Est.)



# BAYVIEW MODEL

## WEST BAY VIEW RESIDENCE

4219 W Bay View Ave, Tampa



Our W Bay View Residence is situated in the culturally rich area of South Tampa. This 3,178 sq/ft home boasts 4 bedrooms, 3 ½ baths, a 3-car garage, and a modern, open floor design that is sure to impress. The central focus of the home is the stately 20' high great room, seamlessly connected to the large island-style kitchen with seating for 6. The dining room, offering open views of the backyard, will be a favorite for family and guests alike. The spacious 20'X16' master bedroom is both inviting and comfortable, featuring an oversized walk-in closet and a master bath with his and her vanities.

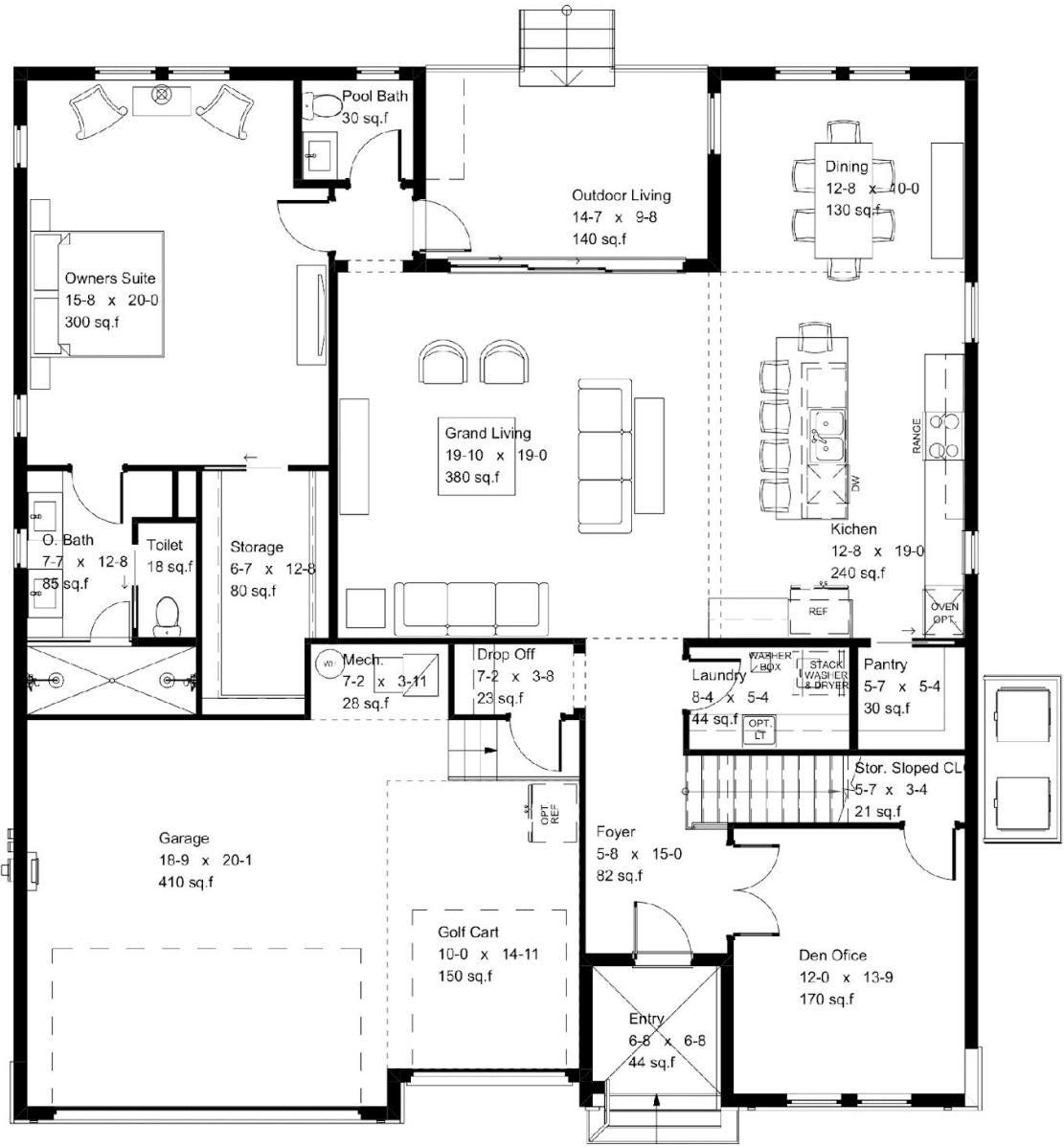


# BAYVIEW MODEL

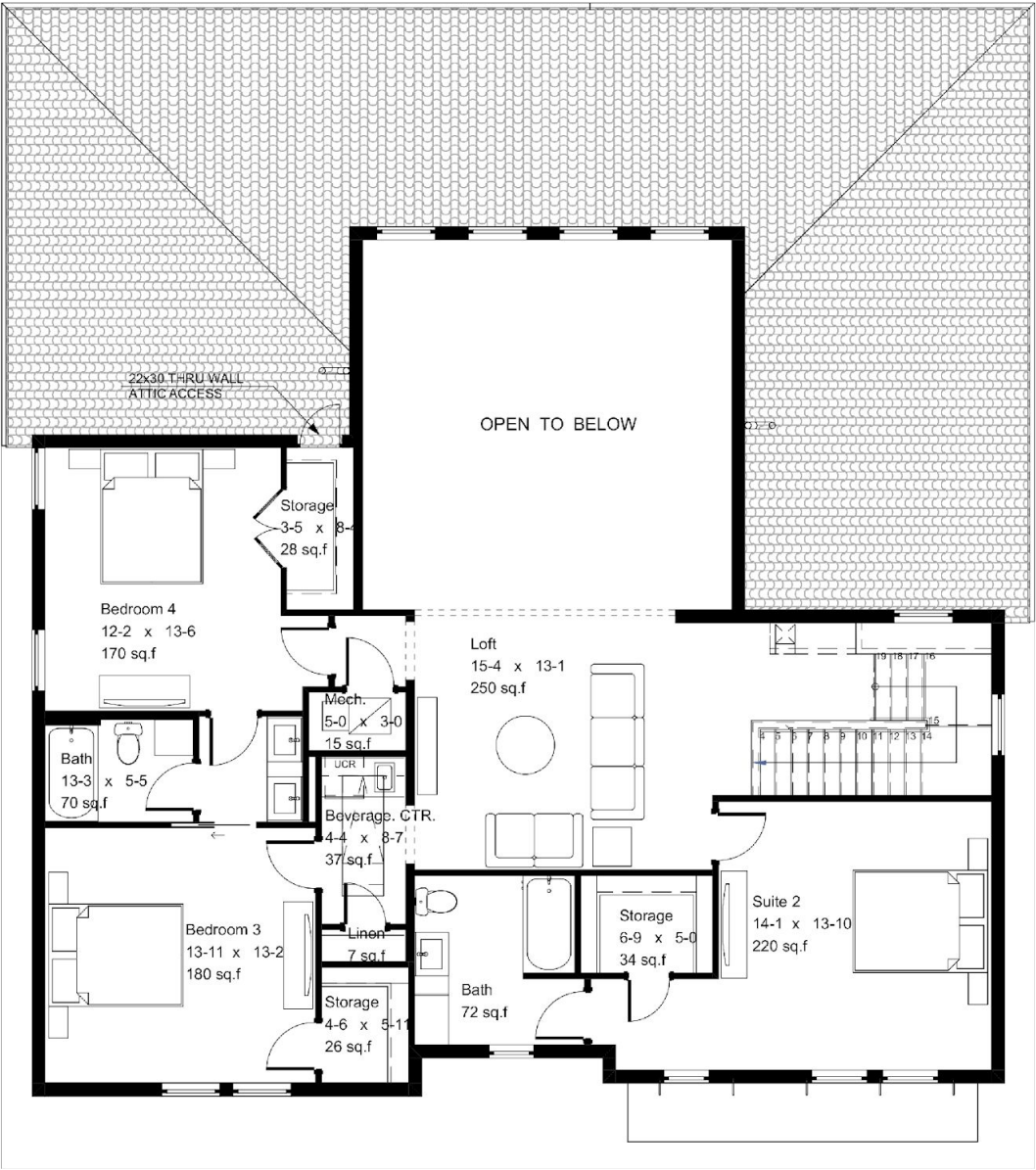
## WEST BAY VIEW RESIDENCE

4219 W Bay View Ave, Tampa

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

3,178

BEDS:

4

BATHS:

3.5

STORIES:

2

GARAGES:

3

PRICE:

\$1.095M (Est.)



# TANGERINE MODEL I

## **TANGERINE RESIDENCE**

5718 Tangerine Ave S



This is our Tangerine Model I. Spanning 2,779 sq. ft. this residence features 4 bedrooms, 3 1/2 bathrooms, a study, and a rear-entry 2-car garage. Step into the beautiful 2-story foyer that sets the tone for elegance. The spacious kitchen includes a walk-in pantry and effortlessly connects to the great room and separate dining area. Enjoy seamless indoor-outdoor living with a 3-panel sliding glass wall leading to a large corner porch. The master suite offers luxury with his and her walk-in closets, a double vanity and glass enclosed shower.

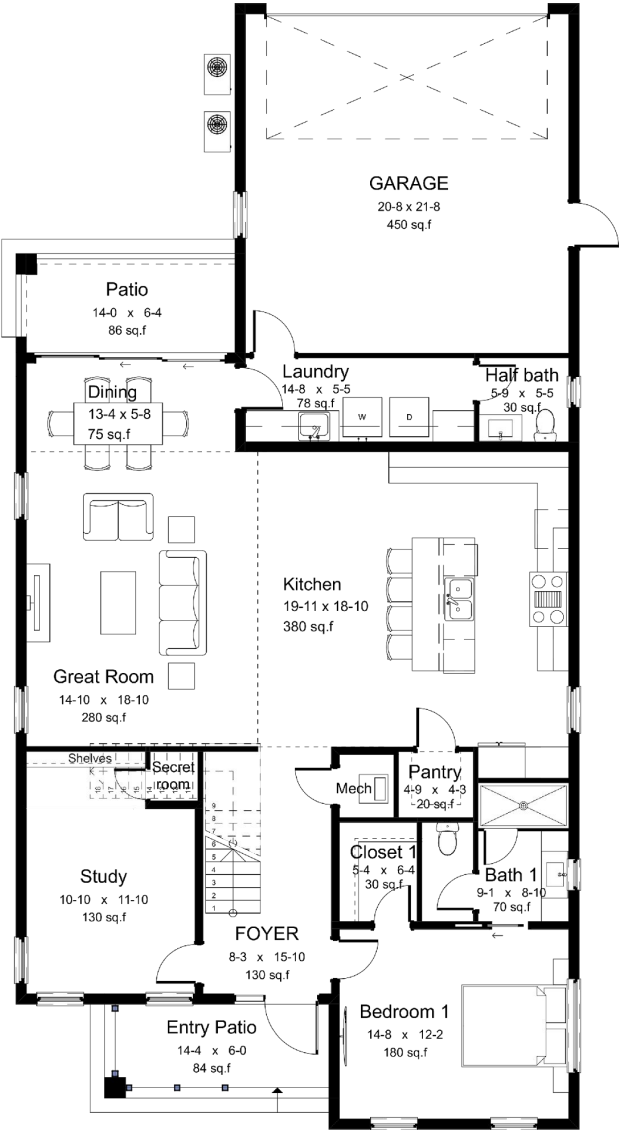


# TANGERINE MODEL I

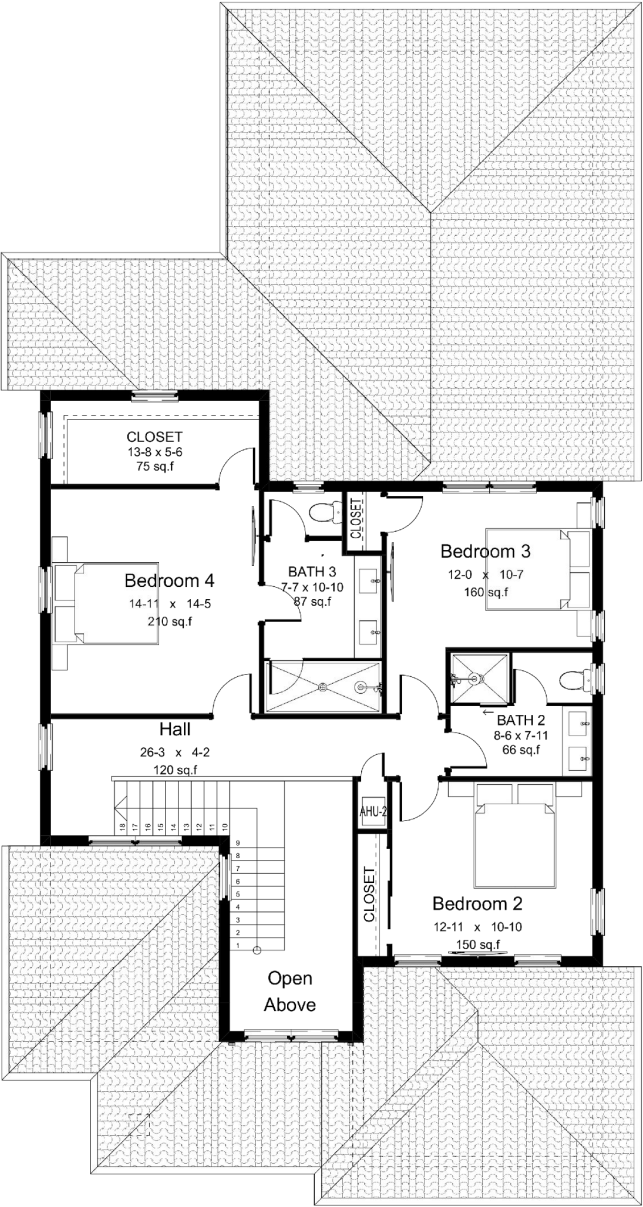
## TANGERINE RESIDENCE

5718 Tangerine Ave S

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

2,779

BEDS:

4

BATHS:

3.5

STORIES:

2

GARAGES:

2 (rear)

PRICE:

\$1.075M (Est.)



# HURON MODEL I

## **HURON RESIDENCE**

3075 Huron Ave, Oldsmar



The Huron Model I will stand as the ideal modern home for this location. Its contemporary design and open floorplan cater to families seeking a residence with modern conveniences, high ceilings, and ample natural light, without an overwhelming size. Spanning 2.926 sq/ft, this 4-bedroom, 3 1/2-bath home showcases a designer kitchen, a luxurious master suite, a loft, and a spacious lanai, providing a perfect setting for outdoor entertaining and grilling.



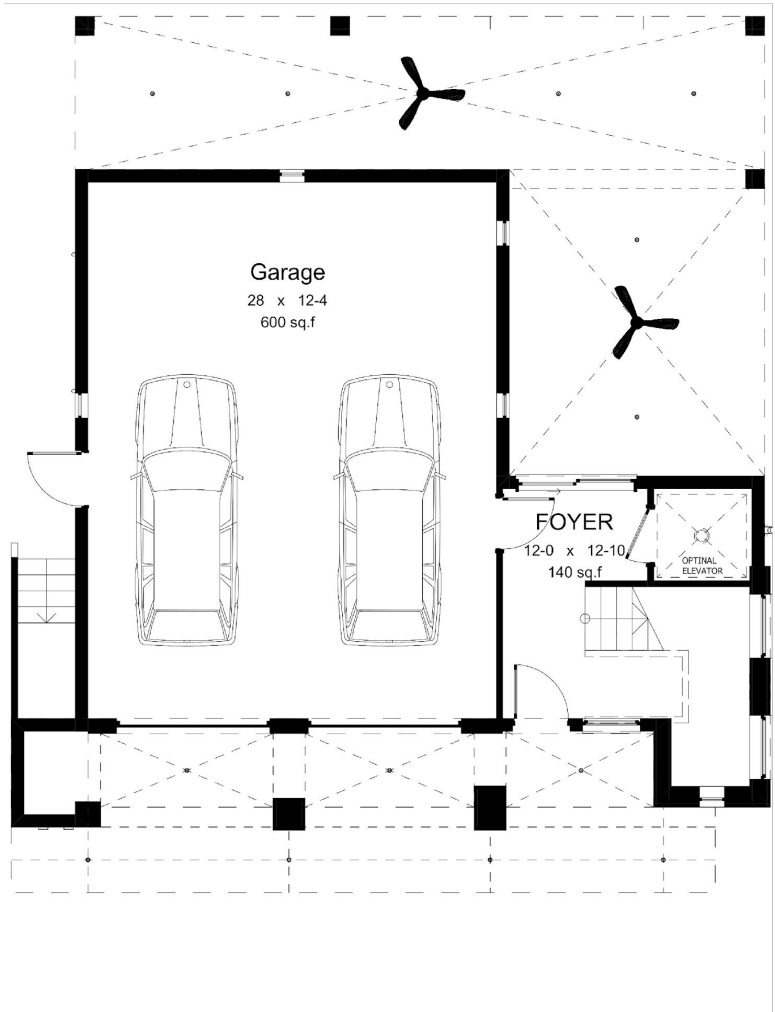
# HURON MODEL I

## HURON RESIDENCE

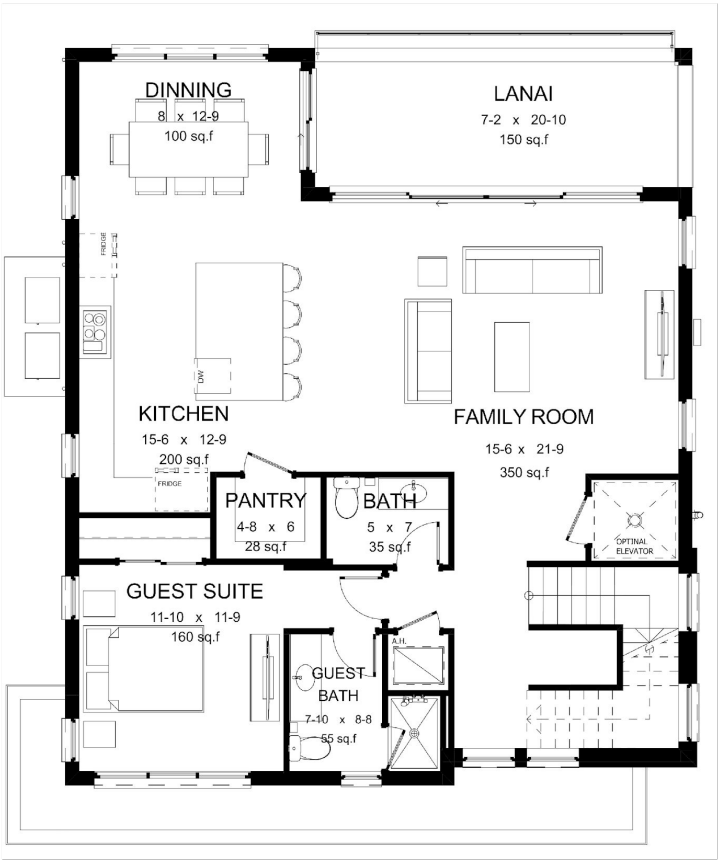
3075 Huron Ave, Oldsmar

| SQFT: | BEDS: | BATHS: | STORIES: | GARAGES: | PRICE:        |
|-------|-------|--------|----------|----------|---------------|
| 2,926 | 4     | 3.5    | 3        | 2        | \$895K (Est.) |

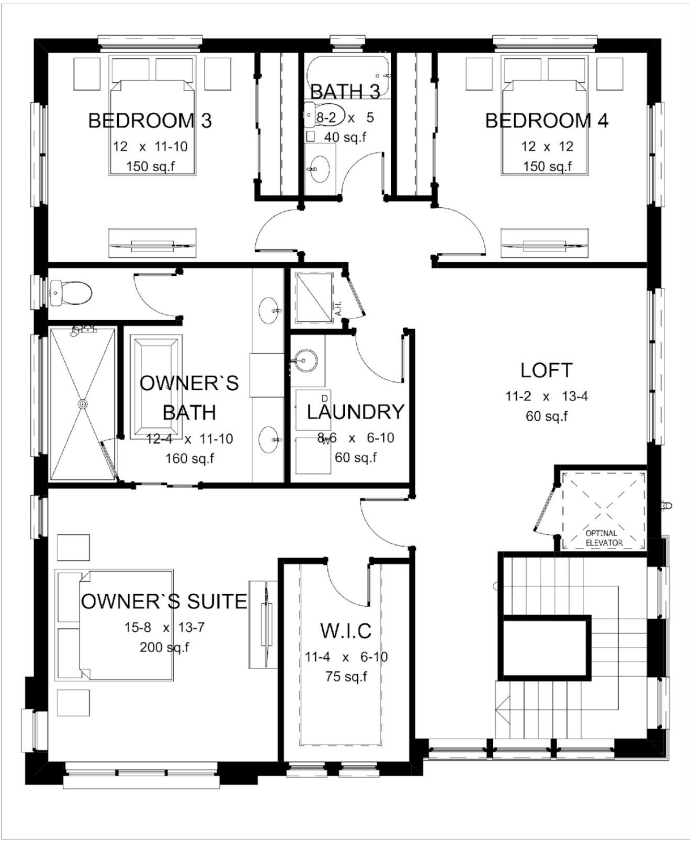
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





# COSTA MODEL

## 52<sup>ND</sup> AND 55<sup>TH</sup> STR RESIDENCE

1625 55th Str S, 1915 52th St S, Gulfport



The Costa Model epitomizes the essence of contemporary living. Its modern design and open floorplan cater to families seeking a residence with modern conveniences, high ceilings, and ample natural light, without an overwhelming size. Spanning 2,767 sq/ft, this 3-bedroom, 3 1/2-bath home showcases a designer kitchen, a luxurious master suite, a loft, and a spacious lanai, providing a perfect setting for outdoor entertaining and grilling.



# COSTA MODEL

## 18<sup>TH</sup> AVE RESIDENCE

5210 and 5310 18th Ave S, Gulfport

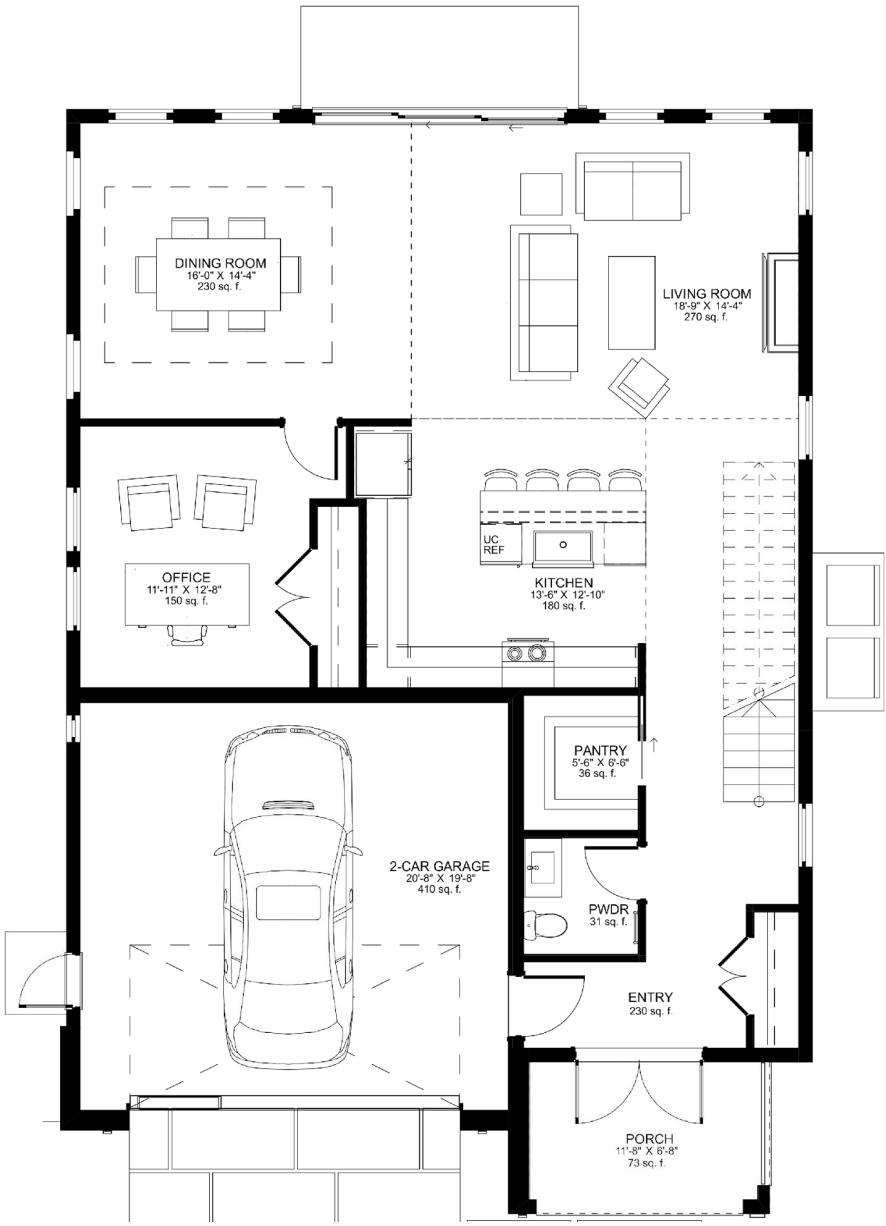


This residence is mirroring the design of our Costa Model , this home features a subtly different front façade. All finishes remain virtually identical, ensuring the same level of quality and style.

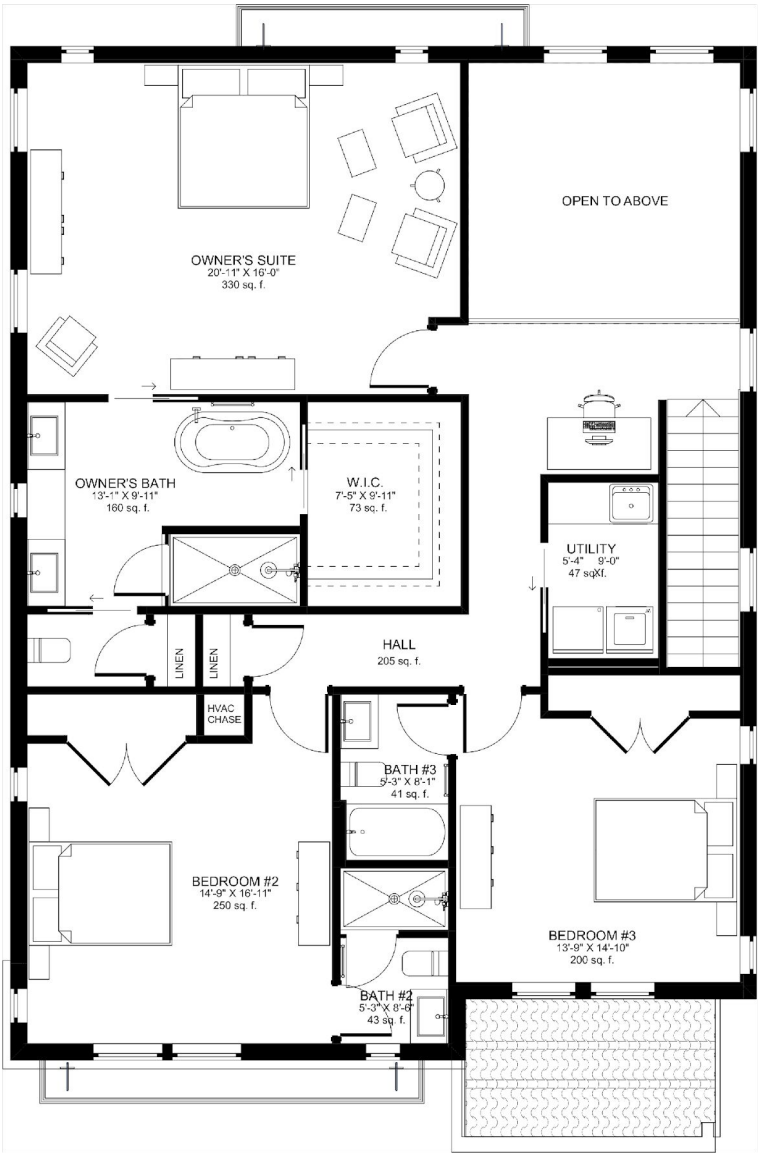


COSTA MODEL I, II  
**55<sup>TH</sup> STR AND 18<sup>TH</sup> AVE RESIDENCES**  
1625 55th Str S & 5210 18th Ave S, Gulfport

FIRST FLOOR PLAN



SECOND FLOOR PLAN



SQFT:

2,767

BEDS:

3

BATHS:

3.5

STORIES:

2

GARAGES:

2

PRICE:

\$945-995K (Est.)





KELNER  
HOMES

## NOTES





**Robert  
Eanell**

Realtor

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