



## Modern Flexibility in the Heart of Downtown

300 1<sup>st</sup> Ave NW, Largo, FL 33770



Introducing Tides Live-Work Townhomes, a rare chance to own a three-story modern residence in the heart of Downtown Largo. These homes blend contemporary architecture, high-end finishes, and built-in flexibility with 480 SF of ground-floor commercial space—ideal for a seamless mix of home and work.

Enjoy a walkable neighborhood with shopping, dining, cultural activities, and parks, plus the Gulf beaches just 10 minutes away. Whether as a primary residence, live-work setup, or investment in one of Pinellas County's fastest-growing downtowns, Tides Live-Work delivers location and value.

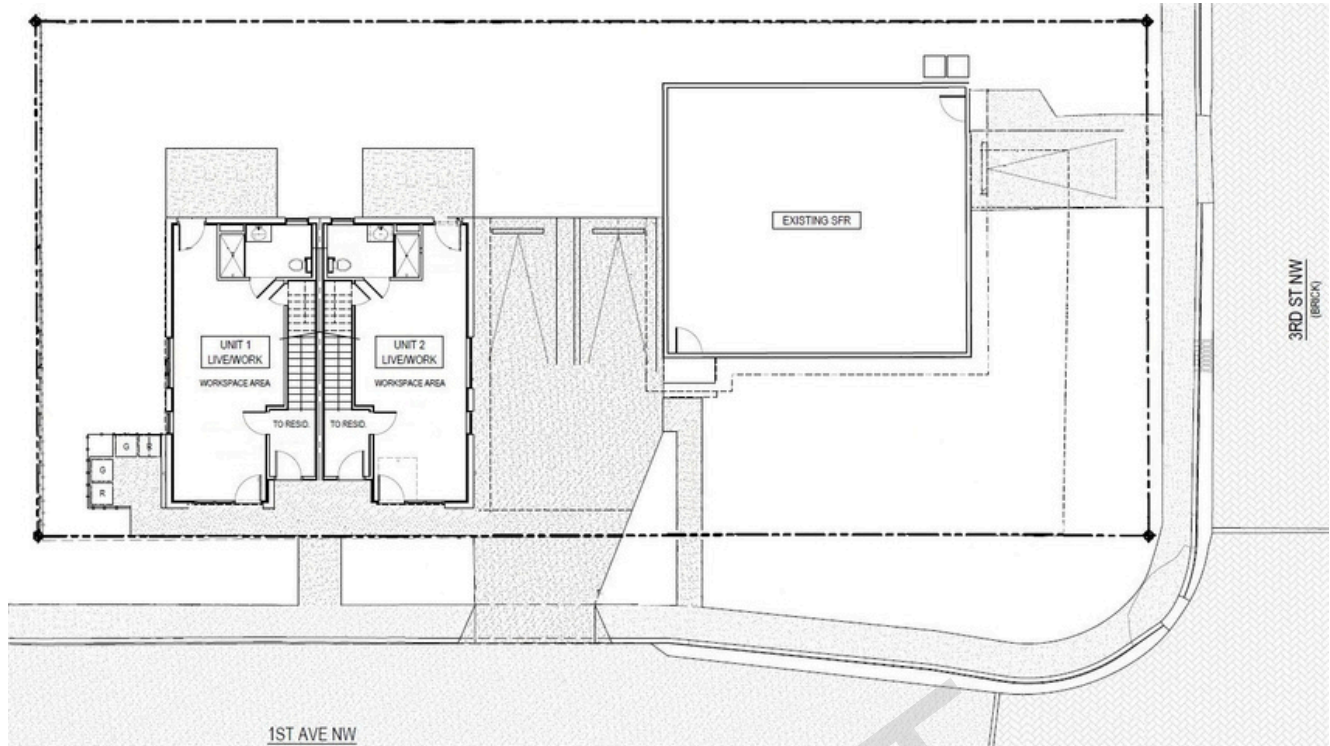
Inside, expansive windows fill the living areas with light, while a glass curtain wall staircase sets a bold tone. The main level features a chef-inspired kitchen with European cabinetry, quartz countertops, stainless steel appliances, and a generous dining area that flows into a living space anchored by a sleek electric fireplace.

Upstairs, the primary suite offers a spa-like bath with dual vanities and walk-in shower. A private den doubles as a home office, media room, or optional second bedroom. Durable LVP flooring provides modern style with easy upkeep.

Additional highlights include energy-efficient construction, premium finishes, and a location high and dry outside the flood zone. With low-maintenance living, modern design, and built-in live/work or rental potential, Tides Live-Work Townhomes are built for today's lifestyle.

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- Two brand-new units designed with ground-floor workspace areas and separate private residential access.
- Prime Corner Location, Situated at the intersection of 1st Ave NW and 3rd St NW (brick street).
- High visibility for workspace frontage and strong walkability in a mixed urban residential neighborhood.
- Mixed-Use Functionality, Flexible layouts cater to both personal living and professional use.
- Workspace can adapt for studio, boutique retail, office, or client-facing service use.
- Existing Single Family Residence (SFR) Onsite - Retained structure provides additional rental or resale opportunity.
- Dedicated parking conveniently located between the new live/work units and the existing home.
- Accessible from 1st Ave NW, ensuring ease for both residents and customers.
- Positioned to capture demand for flexible housing models in growing downtown corridors.

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## Exterior Highlights

Modern architecture  
Fantastic location – heart of Downtown Largo  
Generously sized back patio  
Impact rated window package  
Full lite doors  
Conduit for future car charging capability at select parking spaces

## Interior Highlights

Low VOC paint + energy efficient lighting  
Wide plank LVP flooring

## Designer Kitchens

Slab quartz kitchen countertops with single bowl, stainless undermount sink  
Hand-laid, full height tile backsplash  
Stainless steel appliance suite  
Sleek, European-inspired cabinetry with soft-close technology  
Matte black or champagne gold faucets and fixtures

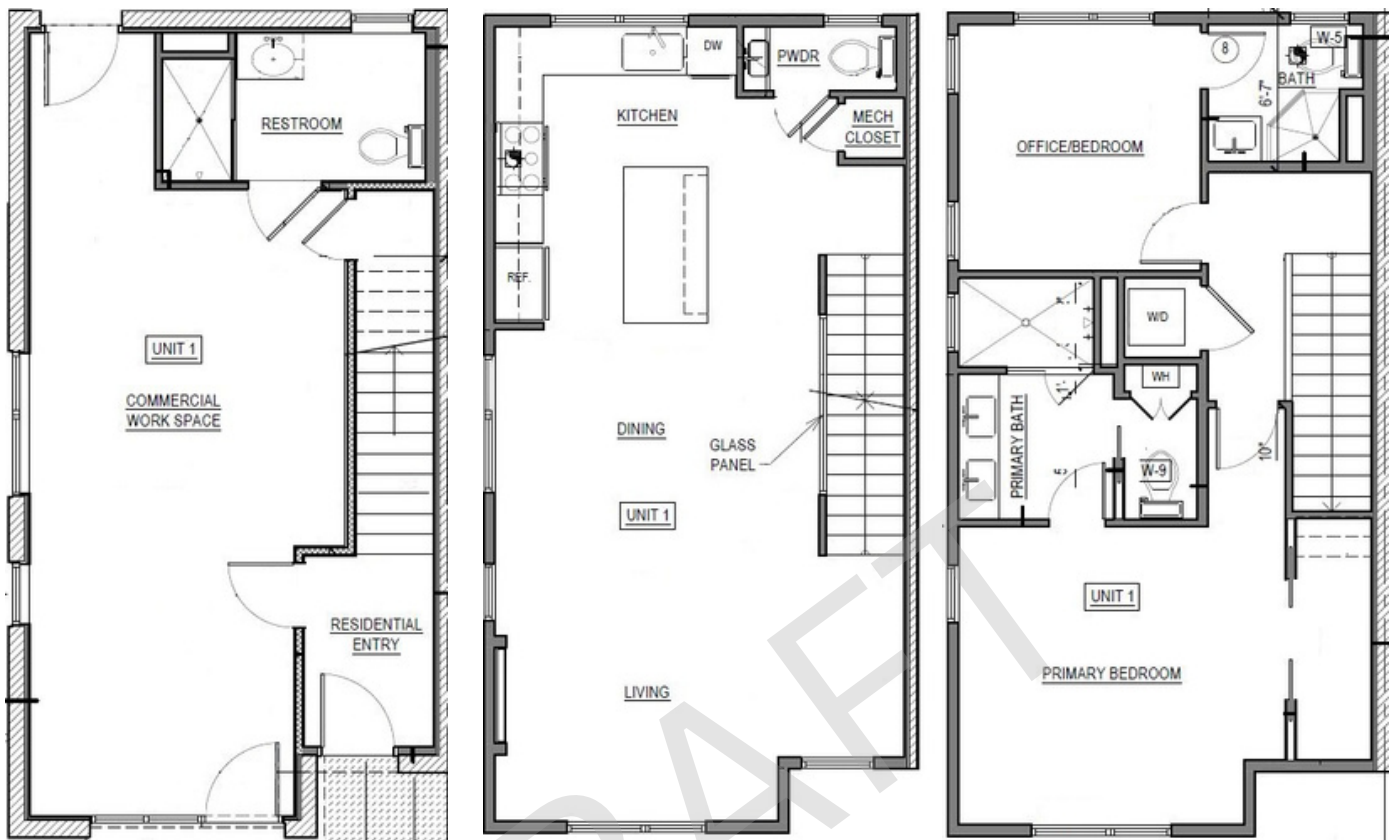
## Spa Baths

Slab quartz countertops with undermount sink in bathrooms  
Porcelain tile shower surrounds in primary bath  
Porcelain tile flooring  
Sleek, European-inspired cabinetry with soft-close technology  
Champagne Bronze Delta faucets and fixtures  
WaterSense plumbing fixtures  
Efficient, Niagara Conservation 0.8 gpf toilets

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## The Finishes: Coastal Canopy

Step into the warmth of Coastal Canopy, where natural textures meet timeless elegance. Inspired by Florida's coastal forests, this scheme blends rich wood tones, soft neutrals, and organic finishes to create an inviting and serene atmosphere.

From deep wood grains to subtle coastal accents, Coastal Canopy balances sophistication and comfort, offering a timeless design rooted in nature. Transform your home into a retreat that embodies the tranquil beauty of Florida's coastline.



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