

# Boater's Paradise

4000 48th Avenue S • St. Petersburg, FL 33711  
Offered for \$550,000

3 Bedrooms • 2 Baths • 2 Car Garage  
Built 1973 • 1,955 square feet under air  
77' x 122' Waterfront Lot • Dock



[www.4000-48thAveS.com](http://www.4000-48thAveS.com)

If you're looking for great boating water and a house that you can update just the way you like it, take a look at this one! Meticulously maintained and clean as a whistle, this home offers a great floor plan that's focused on the screened pool, rear yard and waterfront. Located on the main channel to Maximo Marina, it's deep, wide, water ideal for power or sailboats.



The centrally located kitchen has a pass-through with nice water view, newer appliances and white cabinetry.



The centrally located kitchen has had some updating, with new appliances and white raised panel cabinetry. You'll like having a nice view of the water while tending to the dishes. There's a casual dining bar open to the family room, and a pass-through to the enclosed Florida room.

It's a split bedroom floor plan, so the Master suite enjoys privacy in its own wing. There's a walk-in closet, and a private bath. On the other side of the home are two additional bedrooms, with a hall bath between them that also serves as a pool bath.

It's likely that you'll spend most of your time outdoors. There's a screened swimming pool to keep you cool on hot summer days. The lush back lawn leads down a path to the dock. Drop in a fishing line, watch the boats parade by, and enjoy fabulous sunsets from here. This canal is wide and deep and is the main channel to Maximo Marina. The waterway goes out into Boca Ciega Bay and beyond to the Gulf of Mexico.

Broadwater is a lovely established neighborhood. You'll appreciate being just minutes from award-winning beaches and Ft. DeSoto Park. Incredibly

easy access to the interstate is a real plus. Vibrant downtown St. Petersburg is just a fifteen minute drive, and you can be at Tampa International Airport in just over a half hour. Or, head south over the Sunshine Skyway Bridge in a snap.

See for yourself how much you'll love living the Florida waterfront lifestyle!



L-shaped living and dining rooms are at the front of the home, and there's a family room adjacent to the kitchen.



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## Details At-A-Glance:

- Split bedroom floor plan
- L-shaped living & dining rooms
- Terrazo flooring under carpeting
- Central kitchen with breakfast bar, newer appliances and white raised panel cabinetry, ceramic tile floors
- Pass-through from kitchen to Florida room
- Master suite has private bath, walk-in closet, sliding glass doors to pool
- Enclosed air conditioned Florida room is versatile with fully pocketing sliding glass doors (conversion done in the 80's)
- Roof replaced 2000 per permit info.
- Trane A/C replaced 2004, fully serviced May 2015
- Washer/Dryer hook-up in garage
- Dock with electricity, snook light
- In-ground gunite swimming pool with screen enclosure
- Automatic sprinkler system completely revamped March 2015 on reclaimed water
- Aluminum wiring retrofitted with Alumiconn connectors May 2015
- Completely repainted exterior
- Wide deep water canal is main channel leading from Maximo Marina to Boca Ciega Bay and beyond to the Gulf of Mexico
- Optional Broadwater neighborhood association \$30/year
- **2014 Taxes \$3,873 with Homestead exemption**  
(Pinellas County Property Appraiser indicates that 2014 taxes with no exemptions would be \$7,056)



The Master suite features a private bath with tub/shower and a walk-in closet.



Two bedrooms and a bath which opens to the pool are on the opposite side.



There's an air conditioned Florida room in addition to the screened pool.



There's a dock on the wide main channel and it's easy access out to the Bay.

## ROOM DIMENSIONS:

- Living Room: 12' x 19'
- Dining Room: 10' x 11'
- Family Room: 12' x 19'
- Florida Room: 10' x 24'
- Master Bedroom: 11' x 15'
- 2nd Bedroom: 11' x 13'
- 3rd Bedroom: 11' x 12'

Marketed by

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