

Waterfront Pool Home

4329 40th Street S • St. Petersburg, FL 33711

Offered for \$510,000

3 Bedrooms • 2 Baths • Circular Drive • 2 Car Garage

Built 1973 • 1,696 square feet

87' x 125' Waterfront Lot

www.4329-40thStS.com



Experience the Florida waterfront lifestyle in this incredibly well-maintained Broadwater home. Tucked away in a lovely established neighborhood, it's the perfect place to enjoy inside and out.

A circular drive welcomes you home, and a new double door entry features



The cheerful kitchen features:

- Fully pocketing sliding glass to lanai
- Refrigerator less than 2 years old
- Bosch stainless steel dishwasher
- Double oven with smooth surface top
- Casual dining counter



built-in horizontal blinds for no fuss! The slate foyer opens on one side to the living/dining rooms, with wood flooring, built-in bookcases for storage and display space.

In the other direction, you'll find the family room which opens to the kitchen - throw open the fully pocketing sliding glass doors and indoors becomes one with the outdoors! Ceramic tile floors make for cool, easy clean-up in this wing.

The Master suite enjoys privacy on the north side of the home. Sliding glass doors open to the lanai from here, as well. There's a nice walk-in closet, and a large bath with a wide vanity counter and a step-down sunken shower.

The other two bedrooms are on the opposite side of the home, with a hall bath between them. The second bedroom is outfitted with built-in office components. The third bedroom is slightly larger, and has sliding glass doors opening to the pool deck.

You'll probably spend most of your time enjoying the outside here. A wide covered lanai offers space for outdoor dining and lounging. The large pool has a screen enclosure to keep maintenance at a minimum. Wander down to the water's edge where you can watch the sunset from the dock, drop a fishing line or launch your boat.

You'll really appreciate being just minutes from award-winning beaches and Ft. DeSoto Park, and having incredibly easy access to the interstate. Downtown St. Petersburg is just fifteen minutes' 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. Come see for yourself today how much you'll love it!



Formal living and dining rooms are ideal for entertaining. Built-in bookcases offer great display and storage.



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Details At-A-Glance:

- New double entry doors with built-inside horizontal blinds
- Newer kitchen appliances include refrigerator (approx. 2 years old), double oven, smooth surface range, Bosch dishwasher
- Newer windows throughout (fully pocketing sliding glass doors are original but very well maintained)
- Built-in office furniture in second bedroom conveys
- Original tile roof, well maintained
- HVAC replaced Oct. 2012
- Accordion shutters along lanai, hurricane shutters for living room and Master bedroom, clear panels for other windows
- Seawall replaced 1993 (Seawall "reef" provides structure for oysters which attracts local fish)
- Dock replaced 2004 with composite decking
- 10,000 lb. electric boat lift
- Two utility sheds in side yards
- Whole house water softener plus filtration system under kitchen sink
- New pool pump 2014
- Garage fridge does not convey, garage shelving is negotiable
- Transferrable termite warranty
- Average electric \$130/month
- Average water/sewer \$84/mo
- Average natural gas \$29/mo (Water heater, clothes dryer, heating, built-in outdoor grill)
- Pool care \$85/mo
- **2013 Taxes \$3,921* with Homestead Exemption** *Pinellas Co. Property Appraiser indicates that 2013 taxes with no exemptions would be \$7,560.



The Master suite features a large bath with sunken shower, and a walk-in closet.



The family room is adjacent to the kitchen, with fully pocketing sliding glass doors.



There's a wide covered lanai for relaxing next to the screened pool.



A 10,000 lb. boat lift and tie poles offer mooring options on the wide canal.



ROOM DIMENSIONS:

Living Room: 12' x 19'
 Dining Room: 10' x 11'
 Family Room: 13' x 18'
 Master Bedroom: 12' x 17'
 2nd Bedroom: 11' x 12'
 3rd Bedroom: 11' x 13'

Marketed by

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