

Wide Waterfront

4400 38th Street S • St. Petersburg, FL 33711
Offered for \$550,000

3 Bedrooms • 2 Baths • 2 Car Garage
Built 1969 • 2,036 square feet
Pie-Shaped Waterfront Lot



www.4400-38thStS.com

Experience the Florida waterfront lifestyle in this spacious Broadwater pool home. Tucked away in a lovely established neighborhood at the end of a cul-de-sac, it's the perfect place to enjoy inside and out.

A covered entry welcomes you home. Just inside is a foyer that leads in either of two directions. To the left is



The central kitchen has a breakfast bar and opens to both the family room and the expansive Florida room.



the living room that flows into the dining room. To the right is the family room. The kitchen is centrally located, with a breakfast bar opening to the enclosed Florida room, with walls of sliding glass doors showing off the pool and waterfront.

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 with tub/shower combo. On the other side of the home are two additional bedrooms, with a hall bath between them.

It's likely that you'll spend most of your time outdoors. There's a large swimming pool. A covered lanai area with pavers is off to the west side. The dock and boat lift are set on the east side of the property, not blocking the water view from the house.

This canal and basin are wide and deep. The waterway goes out into Boca Ciega Bay and beyond to the Gulf of Mexico. You can fish from your dock, and watch the dolphins and manatees when they come by.

You'll really 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 today how much you'll love it!



L-shaped living and dining rooms are at the front of the home, allowing for an easy flow of space.



THE
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Details At-A-Glance:

- Split bedroom floor plan
- Central kitchen with breakfast bar
- L-shaped living & dining rooms
- Enclosed Florida room with sliding glass doors to lanai and pool deck
- Roof replaced 2001 per permit info.
- Newer windows throughout
- Natural gas water heater
- A/C replaced approx. 3-4 years ago per seller
- Structural repair of \$25,000 done in 2006 for settling issues
- Dock with electric boat lift
- In-ground gunite swimming pool
- Covered paver patio
- Pie-shaped lot with side yards
- Seawall with extended cap reinforced 3/15, approximately 200 feet of water frontage
- Wide deep water canal leads to Boca Ciega Bay and beyond to the Gulf of Mexico
- Washer/Dryer hook-up in garage
- Average electric \$241/month
- Average water/sewer \$109/mo
- Average TECO gas \$24/mo
- Current insurance \$2,400/year plus flood insurance \$2,900/year
- Optional Broadwater neighborhood association \$30/year
- **2014 Taxes \$7,721 with no exemptions**



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



Two bedrooms and a hall bath are on the opposite side of the home.



There's a covered lanai in addition to the large, open swimming pool.



There's a dock and boat lift on the wide basin, and it's easy access out to the Bay.

ROOM DIMENSIONS:

Living Room: 19' x 12'
 Dining Room: 10' x 12'
 Family Room: 13' x 16'
 Florida Room: 11' x 29'
 Master Bedroom: 12' x 14'
 2nd Bedroom: 11' x 13'
 3rd Bedroom: 12' x 11'

Marketed by

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