

Broadwater Waterfront

4560 38th Way S • St. Petersburg, FL 33711
Offered for \$500,000

3 Bedrooms • 2 Baths • 2 Car Garage
Built 1971 • 2,036 square feet under air
Irregular Waterfront Lot • Dock • Boat Lift

www.4560-38thWayS.com



If you want the Florida waterfront lifestyle, and a house that you can update to suit your taste, this could be the one! Located on a saltwater canal leading out to Boca Ciega Bay and the Gulf of Mexico, this pool home has a wonderful floor plan with a big extra - an enclosed Florida room adjacent to a covered lanai.



The kitchen and family room have fully pocketing sliding glass opening to the covered lanai - great for entertaining!



A covered entry leads you inside to the foyer. To your left is the formal living room, with a unique bay window that adds seating and charm. The L-shaped space flows around into the formal dining room, which leads out to the Florida room, currently used as an office/sun room.

The kitchen is the heart of the home. A casual dining bar opens to the family room, and there's a pass-through to the lanai. Fully pocketing sliding glass doors make this ideal for indoor/outdoor entertaining.

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 (one of which opens to the lanai), with a hall bath between them.

The screened pool is surrounded by mature landscaping leading down to the water. The dock has electric and water, and there's a boat lift. Drop in a fishing line, and keep an eye out for the occasional dolphin or manatee.

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 the Florida waterfront lifestyle!



There are L-shaped living and dining rooms at the front of the home, with ceramic tile flooring throughout.



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Details At-A-Glance:

- Split bedroom floor plan
- L-shaped living & dining rooms
- Ceramic tile flooring in living areas, carpet in bedrooms
- Central kitchen with breakfast bar open to family room
- Pass-through from kitchen to lanai
- Master suite has private bath, walk-in closet
- Air conditioned Florida room (2000)
- Roof age: 1996
- A/C units replaced 2014
- Natural gas heat and water heater
- Washer/Dryer in garage
- Dock with electricity, water, boat lift
- In-ground heated swimming pool with screen enclosure
- Sprinklers on reclaimed water
- Completely repainted exterior 2014
- Saltwater canal leads to Boca Ciega Bay and Gulf of Mexico
- Optional Broadwater neighborhood association \$30/year
- Current homeowners' insurance \$3,082/year plus \$1,874/year flood
- Average electric \$185/month (new electrical panel installed 2012)
- Average water/sewer/trash \$95/mo
- Average gas \$52/month
- Lawn care/landscaping \$175/month
- Security system (leased) \$42/month
- **2014 Taxes \$3,614 with Homestead exemption**
(Pinellas County Property Appraiser indicates that 2014 taxes with no exemptions would be \$5,980)



The Master suite features a private bath shower that has had some updating.



The other two bedrooms (one of which opens to the lanai) are on the opposite side.



Enjoy the Florida room or the shady covered lanai poolside.



There's a dock with an electric boat lift and it's easy access out to the Bay.

ROOM DIMENSIONS:

Living Room: 12' x 19'
 Dining Room: 10' x 12'
 Family Room: 13' x 17'
 Florida Room: 10' x 24'
 Master Bedroom: 12' x 17'
 2nd Bedroom: 11' x 12'
 3rd Bedroom: 11' x 12'

Marketed by

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