

# Come Sail Away

7973 4th Avenue S • St. Petersburg, FL 33707

Offered for \$500,000

3 Bedrooms + Den/Office • 3 Full Baths  
Built 1958 • 1,984 square feet • Pool • Workshop  
75' x 100' Waterfront Lot • Dock • Tie Poles



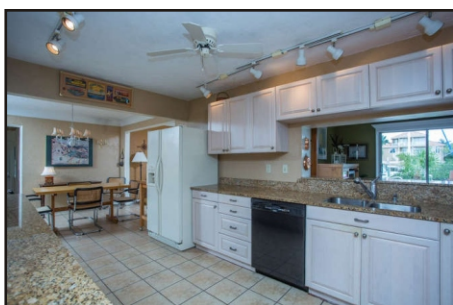
[www.CausewayIsle.com](http://www.CausewayIsle.com)

Sea breezes and swaying palms - that's what you'll love about lounging poolside under the pergola, watching the birds and dolphins with a cool drink in your hand. This Causeway Isle home is on sailboat water just between the mainland and the beaches.



#### The remodeled kitchen features:

- Granite counter tops
- Raised-panel wood cabinetry
- Pass-throughs to one of the family rooms and to the living room
- Directional lighting



The kitchen is the heart of the home, totally remodeled in 2004 with granite counters and raised-panel wood cabinetry. It's open to the living and dining room, and has a pass-through to one of two (yes, two) family rooms that open out to the pool deck.

The Master suite has a private bath that showcases Talavera-style accent tiles and sink basin. An adjacent bonus room that opens to the outside with sliding glass doors could be an office, a den or a nursery - the possibilities are endless. There's another bedroom nearby, and a hall bath that was remodeled in 2005.

The third bedroom is on the opposite side of the home. A third full bath shares that wing, and includes a convenient laundry closet. There's a door to the outside here, ideal for accessing the bath from the pool or the workshop.

Although it no longer has a garage, there's a circular driveway for plenty of parking. The handy person will love the roomy workshop accessible from the outside - or use it for extra storage space.

You might just spend all of your time outside. A stand of mangroves gives privacy and a wind break to the swimming pool and deck. Relax under

the shade of the pergola, or stroll down to the deep water dock. Drop a fishing line or just watch the world go by. Only 250 yards to the Intracoastal Waterway, it's great for boating.

It's just minutes from the beaches, close to shopping, dining and all that you need. There's lots more to tell . . . make an appointment today to see it for yourself!



**There are several areas for relaxing, including the front living room (above) and two family rooms (one below).**



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## Details At-A-Glance:

- Kitchen remodeled in 2004 with granite counters, raised-panel wood cabinetry, all appliances
- Ceramic tile flooring throughout
- Two family rooms plus den/office
- Hall bath remodeled 2005
- 3rd bath has inside laundry center
- Windows & main roof replaced approximately 10 years ago
- Flat roof replaced in 2011 (5 year warranty transferrable)
- A/C replaced completely in 2009
- Separate workshop w/outside access
- Pebble-tech pool surface, pump & filter replaced 2012, 2014
- Pergola built in 2011
- Dock redone in 2005 w/electric & water, single davit, tie poles
- Low tide water depth 6' at tie poles
- 250 yards to Intracoastal Waterway
- Average electric \$150/month
- Average water/sewer \$105/month
- Lawn care \$60/month
- Pest control \$35/month
- Automatic sprinkler system on reclaimed water
- Optional Causeway Isle neighborhood association \$25/year
- Homeowner's insurance \$4,800 plus flood insurance \$2,312 per year
- **2014 Taxes \$4,072\* with Homestead Exemption** \*Pinellas Co. Property Appraiser indicates that 2014 taxes with no exemptions would be \$8,136.



The Master suite has a lovely bath with shower, and an adjacent den/study.



There's lots of flexible space in this home, including two family rooms!



There are two bedrooms besides the Master, on opposite ends of the home.



You'll likely spend most of your time outside enjoying the waterfront lifestyle.

### ROOM DIMENSIONS:

Living Room: 19' x 14'  
 Dining Room: 10' x 10'  
 Family Room 1: 14' x 18'  
 Family Room 2: 15' x 11'  
 Master Bedroom: 11' x 13'  
 Den/Office: 11' x 8'  
 2nd Bedroom: 14' x 11'  
 3rd Bedroom: 13' x 11'

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