

Boater's Dream Home!

3720 42nd Avenue S.
St. Petersburg, Florida
Offered at \$350,000. (Short Sale)

3 Bedrooms / 2 Baths / 2 Car Garage • 2,004 heated sq. ft.
Built in 1971 • Waterfront Lot Size 84' x 140' • MLS#7487592

www.3720-42ndAvenueS.com



"Location, location, location." If that adage is true, then you've found the one! This great home in the desirable southwestern neighborhood of Broadwater offers the best of Florida living - super boating water and convenience to the interstate, downtown and the Gulf beaches.



A circular driveway and side-entry garage add to the curb appeal of the tropical landscaping. An open floor plan inside offers formal living and dining as well as a large family room overlooking a gorgeous pool, big back yard and the sparkling water. Neutral ceramic tile flows through the living areas, making it a great home for entertaining.

The kitchen is functional and efficient in design, and you'll love the rich wood cabinetry and granite counter tops. There's also an under-the-counter ice maker so you won't run out of ice for parties! The casual dining counter allows the kitchen to be open to the rest of the house, and makes the room feel bigger.

There's lots of room to enjoy the outdoors, including a covered lanai area, and a big back yard. Watch the sunsets from your dock, toss in a fishing line and relax. This home is move-in ready, so don't delay.

See it for yourself today!



A split bedroom plan offers privacy for the Master suite, with the other two bedrooms on the opposite side of the home. The family room, converted from an original Florida room, expands the living space. Sliding glass doors open out to the heated pool, with its beautiful paver decking.



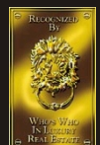
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Details . . .

Interior Features:

- Ceramic tile flooring in living areas
- Neutral carpet in bedrooms
- Custom plantation shutters throughout the home.
- Florida room opens to lanai
- Refrigerator, clothes washer & dryer are included in the sale.
- Master suite has a walk-in closet

Exterior Features:

- Pebbletech pool surfacing and paver decking done in 2004, with a new rear roof extension added for the lanai (fully permitted).
- Concrete tile main roof, installed in 1998. (Repairs done on flat roof over dining room Spring 2010.)
- 4-ton air conditioning system installed 2004. (Ductwork inspected at that time also.)
- Automatic sprinkler system on reclaimed water.
- Natural gas service is available - lines are run but are currently capped.
- Dock has electric & water service, a boat lift, and tie poles.
- Seawall replaced 2001, on a yacht basin for better-than-canal water frontage.
- Just minutes from interstate access, you'll love how easy it is to get to downtown St. Petersburg, to Tampa or south to the Bradenton/Sarasota area. A few minutes in the opposite direction and you're at the beach!
- 2009 property taxes \$7,366 with homestead exemption*
**Pinellas County Property Appraiser indicates 2010 taxes without any exemptions would be \$7,165.*



The Master suite has French doors to the lanai, a private bath and walk-in closet.



The other two bedrooms share a nicely updated hall bath.



You'll love the paver pool deck, dock with boat lift and tie poles.



ROOM DIMENSIONS:

Living Room: 15' x 24'
 Dining Room: 14' x 18'
 Family Room: 10' x 20'
 Kitchen: 9' x 25'
 Master Bedroom: 11' x 15'
 2nd Bedroom: 11' x 12'
 3rd Bedroom: 10' x 13'

Marketed by

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