

Rutenberg Waterfront

3744 42nd Avenue S., St. Petersburg, FL 33711

Offered for \$625,000.

4 Bedrooms + Den • 3 Baths • 3 Car Garage
84' x 140' Lot • 3,543 square feet • Dock • Boat Lift
MLS# 7450871

www.3744-42ndAveS.com



This home is the epitome of the Florida waterfront lifestyle. From the brick paver drive to the terra cotta barrel tile roof, the flavor is distinctly Mediterranean, enhanced by lush tropical landscaping. Once inside the leaded glass double-door entry, you'll find an open, flexible design with niches to display your favorite pieces, directional lighting to showcase your art, archways and sliding glass doors that lead from room to room, and a flow

that encourages you to enjoy living here.

Formal living and dining offer excellent space for entertaining and special gatherings. To one side is a comfortable den/study, a great place to curl up with a good book. Then, you'll find the heart of the home, featuring the kitchen, breakfast area, family room and Florida room.

Do you enjoy cooking? Whether you fancy yourself a chef or live for delivery, you'll love this dramatic kitchen. Copious amounts of storage and counter space are among the key features here. The central island and all of the counter tops are a lovely granite. The raised panel wood cabinetry is a rich honey tone, with display space above and task lighting below. A separate wet bar is perfect for the mixologist or the chef's helper. A casual dining counter is great for conversation with the chef while sipping a nice glass of wine.

The family room focuses on built-in entertainment cabinetry and display shelving, and opens to the Florida room. Designed in the great room style, you'll love the open space here. Another fantastic area to enjoy, skylights add brilliance to the Florida room, which

can be closed off entirely with pocketing sliding glass doors, if desired.

Two Master suites allow great versatility, on opposite sides of the home. Choosing will be a challenge! Two additional bedrooms share a hall bath in a separate wing. There's plenty of space for everyone to enjoy in this amazing home!



This kitchen is a chef's delight:

- Granite counter tops
- Central island with built-in shelving
- Wood raised-panel cabinetry
- Under-cabinet task & display lighting
- GE Profile appliances
- Natural gas cooktop
- Wet bar for entertaining
- Casual dining counter for tall stools
- Adjacent breakfast/casual dining area



Formal & casual rooms allow flexibility.



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The Florida Room (above) and lanai.



It's about the lifestyle . . .

Even though the interior is exquisite, you may not spend much time inside! An expansive covered lanai features sitting areas cooled with fans and a misting system, a 14 ft. outdoor kitchen with a gas grill, and of course, gorgeous views of the water. The lush rear yard leads to the seawall and down to the dock, which is planked with Brazilian hardwood.

The large dock is a fantastic place to enjoy the sunsets to the west. There's water and electrical service to the dock. A 30,000 lb. boat lift is a super feature. The water location here is quite unique, as well - on a wide canal opening into a

spacious yacht basin, the view seems to go on forever. Watch the boats go by as they make their way down to Boca Ciega Bay and perhaps out to the Gulf of Mexico. You'll enjoy watching dolphins frolic and the occasional manatee laze by, too.

It's all about enjoying the Florida waterfront lifestyle, and this home makes it easy. Leave the cares of the world and the stress of the day behind when you come home to this tropical retreat. With all the best of new design in a great, established neighborhood, you can't ask for more. See for yourself how Florida living should be!

For the Detail-Oriented . . .

Custom built by Arthur Rutenberg in 2006, this home has many outstanding features. Here are some of the details:

Interior Features:

- Two Master suites, both with private baths and California closets
- Family/great room wired for home theater audio/visual
- Completely enclosed Florida Room
- Impact windows
- Plantation shutters, window treatments
- Wired for security system

Exterior Features:

- 32' x 22' covered lanai with fans and misting system has hi-tech acrylic flooring (similar to KoolDek)
- 14 ft. outdoor kitchen with gas grill
- Garage features storage, work bench
- Dock features Brazilian hardwood planking, water & electric service
- 30,000 lb. boat lift
- Automatic sprinkler system with timer on reclaimed water

Miscellaneous/Other:

- Hot water recycling pump (gas heated)
- Natural gas generator with auto transfer switch
- Optional Broadwater Civic Association, \$30 per year
- 2010 property taxes \$10,607* without Homestead Exemption

**Pinellas County Property Appraiser estimates that 2010 taxes without any exemptions would be \$11,049.*



ROOM DIMENSIONS:

Living Room: 17'-4" x 12'-6"
 Dining Room: 11'-8" x 12'-10"
 Kitchen: 15' x 13'
 Master Bedroom: 13' x 20'-10"
 2nd Bedroom: 18'-7" x 16'-10"
 3rd & 4th Bedrooms: 11'-4" x 12'
 Den/Study: 16'-4" x 11'
 Family Room: 18'-7" x 18'-9"
 Florida Room: 16' x 16'-10"

Marketed by

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