

Stately and Shipshape

4001 48th Avenue S. • St. Petersburg, FL 33711
Offered at \$500,000.

3 Bedrooms • 2 Baths • 2 Car Garage
Built 1973 • 1,680 square feet
77' x 122' Lot • Screened Pool • Dock • Boat Lift

www.4001-48thAveS.com



This home is simply spectacular. Completely remodeled and updated to enhance the best features of the traditional split bedroom floor plan, all you need is the moving truck! From the entry foyer, a spacious living room is just

to the left, leading into an additional sitting area with sliding glass doors to the lanai and pool. Ceramic tile floors flow throughout the living areas of the home, making for easy maintenance and great style.

You'll love relaxing on the screened, covered lanai next to the sparkling pool with its spill-over spa. A lush rear yard leads down to the dock with a boat lift, a fantastic spot to drop a fishing line or sip a cool drink while you watch the sunsets.

Discover for yourself how incredible waterfront living can be!



The remodeled kitchen features:

- Corian counter tops & dining counter
- Raised panel wood cabinetry and pantry storage
- Ceramic tile flooring
- Pass-through windows to lanai



The central kitchen is an absolute showplace, remodeled with gorgeous wood cabinetry, newer appliances, Corian counters and a smooth-surface range. A pass-through window opens to the lanai to allow for indoor/outdoor dining and entertaining. The casual dining counter offers a place for conversation or easy meals.

Originally designed as the family room, the adjacent space is currently used as a fantastic formal dining room, again opening through sliding glass doors to the lanai. Just past this room are two bedrooms and a bath that also serves as a pool bath. Currently used as an office, one of the bedrooms now houses the laundry, so you don't have to sweat in the garage to manage the household chores.

Totally private, the Master suite has been redesigned with a large walk-in closet and a lavish bath with a double vanity and glass block accented shower. Sliding glass doors open to the lanai from here as well.



The flexible floor plan will suit any lifestyle, with plenty of formal and casual spaces, indoors and out.



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CLHMS
MILLION DOLLAR
GUILD

Details At-A-Glance:

- Monier color-through tile roof installed in 2004
- A/C unit replaced in 2006
- High-impact windows installed in 2006
- Accordion storm shutters installed in 2006
- Kitchen and both bathrooms remodeled in 1999
- Tile flooring, crown molding, new doors installed in 1999
- Two tankless hot water heaters: one whole house, the other for the spa
- Solar heated pool
- Pool, spa & decking updated 2001
- Birdcage screen enclosure installed in 2006
- Boat lift installed in 2002
- Hot water heater, electrical panel replaced in 2004
- Laundry moved to third bedroom closet from garage
- Garage door replaced 2005
- Sprinklers on reclaimed water installed in 2005
- Optional Broadwater Civic Assoc. membership is \$30.00 per year
- Average electric \$250/month
- Average water/trash \$100/month
- Lawn care \$125/month
- Pool service \$75/month
- **2012 Taxes \$5,105* with Homestead Exemption**

**Pinellas County Property Appraiser estimates that 2012 taxes without any exemptions would be \$6,970*

ROOM DIMENSIONS:

Living Room: 19' x 12'-3"
 Kitchen: 11'-9" x 10'
 Dining Room: 12'-3" x 20'
 Master Bedroom: 15' x 12'
 2nd Bedroom: 12'-7" x 10'-11"
 3rd Bedroom: 11' x 13'



The Master suite (above) features a walk-in closet and a lavish bath with shower.



The pool bath (above left) is adjacent to the other two bedrooms in a split floorplan.



The 3rd bedroom (above left) is currently used as an office. Above right is the lanai.



The screened pool, dock and boat lift are hallmarks of the waterfront lifestyle.

Marketed by
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