

# Beautiful Broadwater View

4049 46th Avenue South

St. Petersburg, FL 33711

Offered at \$575,000.

3 Bedrooms / 2 Baths / 2 Car Garage

1,784 sq. ft.; Built in 1974

[www.4049-46thAveS.com](http://www.4049-46thAveS.com)



This great Broadwater home is not too big and not too small, has great outdoor living with a birdcage screened pool, a large side yard, a super view down the canal, a dock and a boat lift for a 20-25' powerboat! If you're looking for a comfortable, updated waterfront home in a well-kept neighborhood, this is the one!

- Manicured lawns and lush tropical foliage are a hallmark of this neighborhood; what a way to be welcomed home!
- A double-door entry with sidelights opens to the foyer.
- Inside, to your left is the formal living room, which wraps around to the dining room in an L-shaped combination.
- The dining room enjoys a great view of the pool and water beyond.
- The kitchen is centrally located, and was completely renovated in 2003-04. It's wide and spacious, with sleek black appliances, warm wood cabinetry (including lots of cupboards and pantry storage), granite-look laminate counter tops, a huge peninsula for preparation or casual dining, and a pass-through window to the lanai.
- The family room is open to the kitchen on the opposite side, and has two sets of sliding glass doors leading out to the lanai and pool.
- The three bedrooms are beyond the family room, with a hall bath that serves the pool as well.
- The Master suite features two separate closets, and a private bath with a large shower. A direct water view is a unique feature of this home, and sliding glass doors to the lanai are a real treat!



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Florida living is all about the moving the indoors out - in this waterfront home, you'll realize the best of it all. Relax in the pool, enjoy a barbecue on the lanai, play in the large yard, drop a fishing line from the dock, or launch your boat for an afternoon joy ride. Watch the colors of the sunsets light the twilight sky like nowhere else in the world. Listen to the sound of the water, and nickname your favorite visiting dolphins and manatees. The worries of the world slip away when you have a home like this one - it's what you've worked for, and it's ready for you now!



### Details & Improvements:

- Exterior windows all replaced 2003-04 (Low-E for efficiency)
- Pool deck resurfaced and pool interior redone with Diamond-Brite 2003-04; pool filter just replaced in 2005.
- Birdcage screen enclosure redone 2003-04
- New shingle roof installed Fall 2000 (hip roof design is structurally superior for wind resistance)
- Extra insulation added with roof replacement.
- Natural gas heating and hot water.
- Garage door replaced 2005 with superior wind rating.
- Air conditioning compressor recently replaced (air handler is original, and the entire system has been serviced annually).
- Sprinkler system on reclaimed water with automatic timer.
- Rear yard is fenced on the sides, with wide space on the east side.
- 51' of water frontage on canal with access to Boca Ciega Bay.
- The dock has electrical service, and features a 3,000 lb. boat lift. Seller estimates that maximum boat size would be 25' powerboat. *(Dock, seawall and all marine equipment are conveyed as is.)*
- 2006 Taxes \$4,387\* with Homestead.  
*\*Pinellas County Property Appraiser indicates that 2006 taxes would have been \$9,213 without the Save-Our-Homes Cap, or \$9,792 without Homestead.*

### ROOM DIMENSIONS:

- Living Room: 14' x 17'
- Dining Room: 10' x 13'
- Kitchen: 10' x 18'
- Family Room: 13' x 19'
- Master Bedroom: 15' x 16'
- 2nd Bedroom: 10' x 11'
- 3rd Bedroom: 11' x 13'

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Sharon Tami Rob

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