

Broadwater Waterfront

4150 48th Avenue S. • St. Petersburg, FL 33711
Offered at \$525,000.

3 Bedrooms + Office • 2 Baths • 2 Car Garage
Built 1973 • 2,170 square feet
77' x 122' Lot • Screened Pool • Dock



www.4150-48thAveS.com

From the moment you walk in, you know this home is something special! This is what the Florida waterfront lifestyle is all about. With lots of flexible space, this is a great home to enjoy for yourself or for entertaining.



The remodeled kitchen features:

- Granite counter tops
- Raised panel wood cabinetry
- Whirlpool appliances new in 2006
- Ceramic tile flooring
- Huge walk-in pantry



Not your typical ranch floor plan, this home has an L-shaped living/dining room, a Florida room with sliding glass doors opening to the lanai, plus a comfortable family room with a wood-burning fireplace.

The kitchen is centrally located and was remodeled with granite counters and solid wood-cabinetry. All of the appliances have been replaced, and there's a casual dining counter for easy meals or conversations with the chef. There's a walk-in pantry, and an inside laundry with tons of counter and cabinet space.

A split plan, the Master suite has its own wing. The bath has been remodeled, and there's an office overlooking the water with built-in desk and cabinetry. The other two bedrooms are on the opposite side of the home, with a shared bath that also opens to the pool deck.

You'll probably spend most of your time enjoying the outdoors. Relax under the covered lanai or take a swim in the solar heated pool. The birdcage screen enclosure keeps maintenance to a minimum. Take a stroll down to the dock and watch the boats parade past, or watch the sun set in the evening. The canal is the main channel to Maximo

Marina, so you're just a hop, skip and a jump from open Boca Ciega Bay.

The well-kept neighborhood is convenient to the Gulf beaches and to the interstate, with easy access to downtown St. Petersburg, on to Tampa or south over the Sunshine Skyway. Don't wait - make this your new home today!



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



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Details At-A-Glance:

- Tile roof installed in 2002, flat roof replaced 2012
- Alcoa ProTech T-4 vented soffit & aluminum fascia installed 2008
- A/C units replaced in 2004, U/V light installed 2010
- Water softener and home filtration system installed 2013
- Birdcage rescreened 2011
- Solar pool heating installed 2005
- Kitchen remodeled and all appliances replaced 2006
- Seawall replaced 2005 (1 foot higher than average)
- New boardwalk dock, benches & lighting in 2004
- 3M Security/Hurricane film on windows in 2003, high impact sliding glass doors
- Windows & doors replaced 2001 (blinds are all real wood)
- Wood burning fireplace (never used) with natural stone surround
- Inside laundry room
- Skylights in foyer, family room
- High impact garage door
- Sprinklers on reclaimed water
- Optional Broadwater Civic Assoc. membership is \$30.00 per year
- Average electric \$215/month
- Average water/trash \$126/month
- Lawn care \$120/month
- Pool service \$89/month
- **2012 Taxes \$6,246* with Homestead Exemption**

**Pinellas County Property Appraiser estimates that 2012 taxes without any exemptions would be \$7,193*

ROOM DIMENSIONS:

Living Room: 12'-4" x 19'-2"
 Dining Room: 10'-6" x 10'-5"
 Family Room: 13'-3" x 21'-10"
 Master Bedroom: 15' x 12'
 2nd Bedroom: 11' x 13'
 3rd Bedroom: 11' x 13'-2"



The Master suite (above) features a den/office and a totally remodeled bath.



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



The screened pool has solar heating, and there's lots of lush landscaping.



Enjoy the dock, which is on the main channel leading out to Boca Ciega Bay.



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