

# Sail Away to Broadwater

4363 44th St. S • St. Petersburg  
Offered at \$425,000

3 Bedrooms • 2 Full Baths • 2 Car Garage  
2,263 sq. ft. • Pool • Dock  
Built in 1974 • 80' x 141' Waterfront Lot

[www.4363-44thStS.com](http://www.4363-44thStS.com)



From the minute you pull into the circular drive of this neatly maintained home, you'll know it's home. Lush tropical landscaping leads to a tiled entry. Inside, it's move-in ready, and there's lots of space!

Ceramic tile floors flow throughout the living areas of the home. In the front, you'll find the traditional L-shaped formal living and dining rooms. Moving back, there's a central kitchen with an adjacent family room. And

finally, the original Florida room has been remodeled into a super bonus room.

The bonus room is large enough to accommodate a pool table and a separate living area. It's flexible to match your lifestyle. Everything focuses on gorgeous views of the pool and the water through sliding glass doors and walls of windows.

The Master suite enjoys privacy on the north side of the home. There's a large bedroom with a walk-in closet and a lavish bath. The double vanity is a nice touch and you'll soak your stress away in the whirlpool tub. For every day, there's a separate shower with a tile surround.

The other two bedrooms and a hall bath share the southern wing of the home. Both have generous closet space. The third bedroom has sliding glass doors out to the pool. All of the bedrooms have new neutral carpeting.

You'll probably spend most of your time outdoors. The pool is nicely designed with free-form curves. It's large enough to get your exercise, if you like. The back yard leads down to a large dock on the canal with tie poles for mooring. It's sailboat depth, with no bridges to impede your access. The canal leads out to Boca Ciega Bay and beyond to Tampa Bay and the Gulf of Mexico.

Conveniently located, you're only ten minutes from downtown St. Petersburg with easy interstate access, or the same distance west to the Gulf beaches. Tampa International Airport is just a half hour. It's the best of the Florida waterfront lifestyle - make an appointment to see it for yourself today!



THE  
SIMMS  
TEAM



Office 727.898.2582 | Toll Free 888.SIMMS88  
E-mail: [info@SimmsTeam.com](mailto:info@SimmsTeam.com)

ALVA International, Inc.  
238 Beach Drive NE | St. Petersburg, FL 33701

[www.SimmsTeam.com](http://www.SimmsTeam.com)



# Details . . .

## Interior Features:

- Ceramic tile flooring throughout living areas
- New neutral carpet in bedrooms
- Kitchen has tile counters and includes dishwasher, built-in microwave, smooth top range and refrigerator
- Inside utility room, including washer & dryer
- Master bath has a double vanity, whirlpool tub and separate shower with tile surround
- Third bedroom has sliding doors to the pool deck
- Surround sound system with ceiling speakers
- Wired for security system

## Exterior Features:

- Circular driveway
- 2 car garage with automatic door opener
- Gas hot water heater
- Pool with automatic sweep
- Automatic sprinkler system on reclaimed water
- Some hurricane shutters
- Canal has water depth suitable for sailboats
- Dock with tie poles\*  
*\*Seawall, dock and all marine equipment conveyed as-is with right to inspect*
- 2009 property taxes \$4,766 with homestead exemption\*\*  
*\*\*Pinellas County Property Appraiser indicates 2009 taxes without any exemptions would be \$9,945*



The Master suite has a lavish bath, featuring a whirlpool tub and separate shower.



The other two bedrooms share a hall bath on the opposite side of the home.



The original Florida room is now a great bonus room, with room for a pool table!



## ROOM DIMENSIONS:

- Living Room: 13' x 17'-11"
- Kitchen: 11' x 11'
- Dining Room: 10'-10" x 11'-7"
- Family Room: 12' x 24'-8"
- Bonus Room: 11'-6" x 29'-7"
- Bedroom 1: 13' x 15'-3"
- Bedroom 2: 12' x 11'-3"
- Bedroom 3: 11'-4" x 13'

Marketed by

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SIMMS  
TEAM**

Office (727) 898-2582 - Toll Free (888) SIMMS-88  
 E-Mail: [info@simmsteam.com](mailto:info@simmsteam.com)

**ALVA INTERNATIONAL, INC.**  
 238 Beach Drive NE, St. Petersburg, FL 33701



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