

# Broadwater Opportunity!

4364 40th Street S. • St. Petersburg, FL 33711

Offered at \$350,000.

3 Bedrooms • 3 Full Baths • 2 Car Garage

1,816 square feet • Pool • Dock

Built in 1973 • 80' x 125' Waterfront Lot • MLS# 7490674

[www.4364-40thStS.com](http://www.4364-40thStS.com)



What an opportunity! This great waterfront home in Broadwater is just waiting for you to come make it into your dream home! Fresh paint & carpet have already been taken care of - update the kitchen and bathrooms to suit your taste, revamp the dock for your pleasure craft, and enjoy the best of Florida's waterfront lifestyle!

You'll love the neighborhood, for sure. Nicely landscaped lawns and well-

tended homes line the streets. Once you're home, a circular drive and tropical palms welcome you. There's a covered entry leading to double doors for your guests.

Inside, you'll appreciate the floor plan, with L-shaped living and dining just to the left of the foyer, and a comfortable family room and water view straight ahead. Efficiently designed, the kitchen is centrally located, with a dining counter open to the family room. Imagine the meals you'll create!

Beyond is an enormous Florida room with large windows overlooking the patio, pool deck and the water. There's plenty of space to relax or to entertain friends and family. Throw open the windows to extend the space to the screened patio area - when the weather's nice, enjoy a meal outside!

The split bedroom plan means that the Master suite has privacy. It has a walk-in closet, a spacious bath and sliding glass doors to the Florida room. The other bedrooms are on the opposite side of the home, along with a hall bath for your guests. The third bedroom has built-in bookcases, a walk-in closet, a bath (which also serves as a pool bath) and sliding glass doors to the Florida room.

The real focus of this home, though, is outside. Take a dip in the pool, drop a fishing line from the dock, and just enjoy life on the water. It's a little more relaxed, a lot more pleasant, and way more fun!

**Come see this waterfront opportunity for yourself today!**



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# Details . . .

## Interior Features:

- Fresh paint in most rooms 11/2010
- Neutral carpeting installed 11/2010 in living/dining, family room and all bedrooms
- Kitchen has dishwasher, microwave, range, refrigerator & wall oven
- Master suite has walk-in closet, private bath and sliding glass doors to the Florida room
- Split bedroom plan
- Large Florida room with laundry closet (washer & dryer included)

## Exterior Features:

- In-ground pool with sweep
- Screened patio area
- Dock with framework for lift/hoist
- Roof replaced 2005
- Some newer windows
- Newer gas hot water heater
- Hurricane shutters on east side
- Garage has separate workshop
- Optional homeowner's association \$30.00 per year
- 2010 property taxes \$3,853 with homestead exemption\*

*\*Pinellas County Property Appraiser indicates 2010 taxes without any exemptions would be \$7,652. Homestead exemption on this property will be removed for 2011.*



The Master has a walk-in closet, private bath and sliding doors to the FL room.



The second bedroom is adjacent to a hall bath.



The third bedroom has built-in bookcases and a bath that opens to the lanai.



## ROOM DIMENSIONS:

Living Room: 19'-4" x 13'-3"  
 Dining Room: 10'-3" x 12'  
 Family Room: 17'-7" x 13'-8"  
 Florida Room: 10'-3" x 38'-4"  
 Kitchen: 9'-4" x 12'-4"  
 Master Bedroom: 15' x 12'  
 2nd Bedroom: 16' x 12'  
 3rd Bedroom: 11' x 12'-2"

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