

Boater's Paradise!

4400 48th Avenue S. • St. Petersburg, FL 33711
Offered at \$850,000.

3 Bedrooms • 2-1/2 Baths • 3 Car Garage
Built 1980 • 2,238 square feet
80' x 122' Waterfront Lot • Dock & Boat Lift



www.4400-48thAveS.com

Your drive home melts away any stress you're carrying with you. Swaying palms and manicured lawns line the street. You'll wave at neighbors, smile at the kids learning to ride their bikes, and then you're home.



You'll love the kitchen features:

- Vaulted beamed ceiling
- Raised panel honey-toned wood cabinetry with display niches
- Granite counter tops and central island with casual dining counter
- Sleek stainless steel appliances, including refrigerator, dishwasher, oven and range with smooth surface cooktop
- Ceramic tile flooring and decorative ceramic tile backsplash
- Super views of the pool & lanai

Just at the start of the cul-de-sac, a beautiful circular paver drive leads to your door. The seascape of the custom glass entry door reminds you of how wonderful it is to live on the water.

Inside, ceramic tile floors flow into a phenomenal great room floor plan. Vaulted ceilings with wood beams and natural stone columns & accents give a warmth that you won't often find in the typical Florida home.

The family room has a stunning corner stone fireplace, and sliding glass doors open to the sparkling pool and waterfront. Lustrous wood-tone laminate flooring adds charm with easy maintenance. The height of the ceilings keeps the wood underfoot and overhead from feeling too rustic.

The kitchen, open to all, is truly the heart of the home. Honey-toned wood cabinetry gives lots of storage but also places to show off your favorite things. Granite counter tops and the central island are among the features you'll enjoy. Sleek stainless steel appliances give a modern feel, and then there's the gorgeous water view! Cooking will never be a chore here!

The floor plan of this home is flexible, with extra space between the family room and kitchen that could be a favorite dining spot. The dining room as it's used now could be a den, office or formal living room, depending on your lifestyle. An inside utility room and a half bath are just around the corner.

The bedrooms are all on one side of the home. The Master suite, closest to the water, is spacious and bright, with a walk-in closet and sliding glass doors that open out to the pool. (The hot tub is just around the corner, so you can sneak in a late-night dip!) The Master Bath has been beautifully updated, with sleek blonde wood cabinetry, a double vanity counter, and a large glassed-in shower. The other two bedrooms share an updated hall bath. All of the bedrooms have wood-look laminate floors and good closet space.



The family room (above) features vaulted ceilings, wood-tone laminate flooring, a corner fireplace and sliding glass doors to the pool area. The entry foyer and dining room are shown below.



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Living the Waterfront Lifestyle



The Master suite is spacious and private, with sliding glass doors to the pool deck (and hot tub!). The bath has a double vanity, blonde wood cabinetry and a glassed shower.



The main attraction of the Florida lifestyle is the waterfront. This home enjoys a great location near the open end of the main channel to Maximo Moorings. Every weekend you'll enjoy watching the boating activity heading out into Boca Ciega Bay. At holiday time, you're on the 50-yard-line of the lighted boat parade (a great excuse to have friends over!).

The outdoor living areas of this home are meant for you to enjoy every moment you can be outside. The spacious covered lanai features an outdoor entertainment area with a built-in grill and plenty of counter space. On the other side, there's a

covered hot tub perfect for relaxing. The pool takes center stage, a free-form beauty surrounded by paver decking. Lush landscaping leads you down to the dock, with power and water. What a great place to watch the sun set over the Bay and slip into the horizon behind the legendary Don CeSar hotel!

If you care to visit the beach in person, you're only minutes away. Ten minutes takes you to downtown St. Petersburg, and only thirty to Tampa International Airport. Care to go shopping? Only twenty minutes to the Ellenton Outlet Mall! The easy interstate access is one of the bonus features of this gorgeous neighborhood tucked away in southwestern St. Petersburg. Discover today how wonderful you'll feel living here!

For the Detail-Oriented . . .

- Quiet location at start of cul-de-sac
- Circular paver drive & entry path
- Ceramic tile & wood-look laminate flooring throughout
- Vaulted, beamed ceilings
- Sliding glass doors from family room, kitchen and Master Bedroom to pool deck & lanai
- Inside utility room
- Oversized 3-car garage with workshop area
- Lush tropical landscaping
- Fenced rear yard
- Wide canal frontage with dock and 12,500 lb. boat lift* (*sold as-is)
- Monier LifeTile barrel tile roof 6/06
- Automatic sprinkler system on reclaimed water
- Optional Homeown. Assoc. \$25/yr
- **2006 Taxes \$8,067* with Homestead Exemption**

*Pinellas County Property Appraiser indicates that 2006 taxes without the Save-Our-Homes cap would be \$13,076 or \$13,655 without Homestead



The lanai and outdoor kitchen (above) extend your living space right to the water's edge. Watch sunsets from your dock (below left) or lounge in the covered spa (below right).



ROOM DIMENSIONS:

- Family Room: 14' x 20'
- Kitchen: 10' x 18'
- Between the two: 10' x 19'
- Dining Room: 11' x 12'
- Master Bedroom: 11' x 19'
- 2nd Bedroom: 11' x 18'
- 3rd Bedroom: 10' x 13'

Marketed by

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