

Beautifully Remodeled Waterfront

4476 44th Street S. • St. Petersburg, FL 33711

Offered at \$475,000.

3 Bedrooms • 2 Full Baths • 2 Car Garage
80' x 129' Lot • 1,800 square feet • Pool • Dock
Built in 1974 • Completely remodeled since 2004

www.4476-44thStS.com



This home is what Florida's waterfront lifestyle is all about. Completely remodeled since 2004, you'll appreciate all of the upgrades and custom details. The trim lawns and lush landscaping are hallmarks of this neighborhood. A freshly painted exterior makes a great first impression as you arrive home.

Just inside, a spacious living room focuses on a fireplace with natural stone surround. Just beyond in the L-shaped floor plan is the dining room, with fully pocketing sliding glass doors leading out to the lanai. In the opposite direction is a

comfortable family room, which has a custom-built bar with wine refrigerator and granite counter top. There are sliders to the lanai here as well.

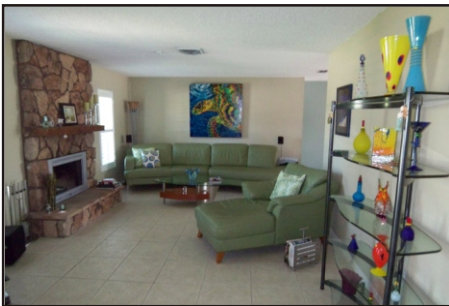
The kitchen is centrally located, and is a gourmet's dream. All new granite counters and wood cabinetry showcase chef-grade stainless steel appliances, all accented by dramatic lighting. The range is natural gas, with an electric oven. A casual dining counter is the perfect place to sip a glass of wine while talking to the chef. There's a pass-through window to the lanai, making outdoor dining a breeze, too.

A split floor plan, the master suite enjoys privacy on the north side of the home. There's a spacious bedroom with sliding glass doors to the lanai, three separate closets, and an upgraded new bath area. Maple cabinetry and granite counter tops make the vanity appealing, and the shower is surrounded by floor-to-ceiling solid granite.

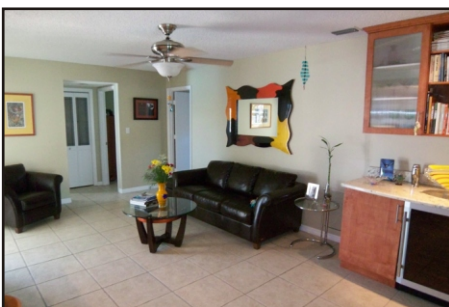
The other two bedrooms are on the opposite side of the home. The guest bedroom enjoys a view of the water, and a nearby hall bath also serves the pool. The third bedroom has been transformed into a custom-built office for two.

The best of things is yet to come - relax with a cool glass of iced tea in a lazy rocking chair on the screened lanai overlooking the back yard. Step outside and jump into the sparkling pool, completely redone with new marcite and decorative tile work. Stroll down the path to the dock, with its new composite decking. There's a lift for your boat, and even a lower landing to make boarding easy.

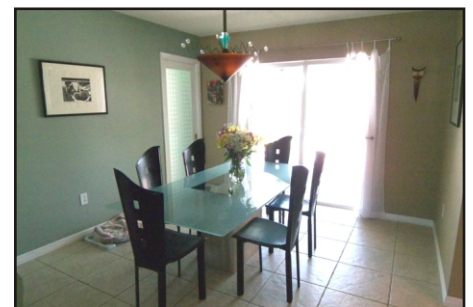
All of this nestled in the southwestern neighborhood of Broadwater, with easy water access to Boca Ciega Bay and the Gulf of Mexico. Auto access is just as easy, with the interstate just around the corner. You can be downtown in ten minutes, or at Tampa International Airport in less than 30. Across the Sunshine Skyway Bridge to the south, you'll find Bradenton and Sarasota an easy drive. See for yourself today what life should be like!



The living room (above) focuses on a dramatic fireplace, while the family room (below) enjoys a wine bar.



The chef in you will adore this kitchen, and the formal dining room makes for meals with a great water view.



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Details . . .

Interior Features:

- Completely repainted interior, including ceilings
- New interior doors, including all closet doors
- All new ceiling fans throughout
- Kitchen completely remodeled with stainless steel chef's grade appliances, wood cabinetry, granite counters and directional lighting
- Natural gas range, electric oven
- Bathrooms upgraded with granite counters and maple cabinetry
- Master shower is floor-to-ceiling solid granite
- 3rd Bedroom is custom built-in office for two persons
- Family room has custom bar with wine refrigerator & granite counter

Exterior Features:

- Completely repainted exterior
- New exterior doors and windows
- All new exterior lighting
- Screened lanai with acid stained concrete flooring, French drains
- New gutters, soffit & fascia
- Resurfaced pool deck; pool resurfaced & tiled; new equipment
- Gas line for back yard grill
- Dock with water & electrical service and a 13,000 lb boat lift, new composite decking and step-down
- Automatic lawn irrigation system on reclaimed water
- All new landscaping front & rear
- Garage door replaced with 125 mile per hour hurricane rating
- 2008 property taxes \$8,923 with homestead exemption*

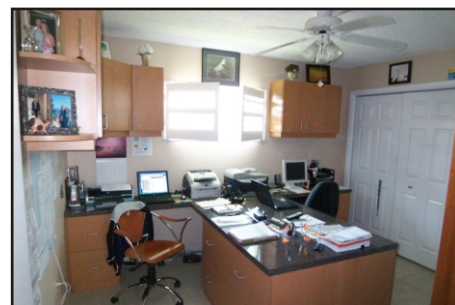
**Pinellas County Property Appraiser indicates 2008 taxes without Save-Our-Homes cap would be \$8,923 or \$9,799 without homestead exemption.*



The Master suite opens out to the lanai, and has an upgraded new bath area.



The guest bedroom has a water view, and the 3rd bedroom is an office for two.



The screened lanai has a pass-thru.



Take a dip and cool off in the pool!



You'll love the completely redone dock and boat lift on the wide canal!



ROOM DIMENSIONS:

Living Room: 20' x 12'-11"
 Dining Room: 11' x 11'
 Kitchen: 12' x 11'-2"
 Family Room: 20' x 12'-10"
 Master Bedroom: 11'-11" x 16'
 2nd Bedroom: 12'-11" x 12'-1"
 3rd Bedroom: 11' x 12'

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