

# Boater's Paradise

4500 40th St. S • St. Petersburg, FL 33711  
Offered at \$549,000 • MLS#U7602534

4 Bedrooms • 2 Baths • 2 Car Garage  
Built 1973 • 1,930 square feet  
80' x 125' Lot • Pool • Covered Lanai



[www.4500-40thStS.com](http://www.4500-40thStS.com)

This Broadwater home is designed to enjoy the indoors and outdoors seamlessly - the ideal Florida waterfront lifestyle! Open the pocketing sliding glass doors and appreciate living in paradise. The covered lanai is likely to become your favorite space to be!

You'll find an L-shaped living and dining room up front, flowing into the rest of the home. With a classic split



**You'll appreciate the flexibility of both formal and casual spaces - entertain or relax - this home is made to enjoy!**



bedroom floor plan, the Master suite has great privacy. It features an updated bath with double sinks and a nice tiled shower, plus a large walk-in closet and sliders opening to the lanai.

At the heart of the home, the updated kitchen has a wide pass-through to the lanai and a casual dining bar. Stainless steel appliances offer a sleek, contemporary touch. Adjacent to the kitchen is a large comfortable family room.

Three bedrooms and an updated hall bath occupy the opposite wing from the Master. There's tons of closet space, which you'll appreciate. One of the bedrooms has ceramic tile flooring and sliding glass doors opening to the pool deck.

Relax in the shade on the lanai, or take a dip in the pool and soak in the sunshine. Lush tropical landscaping, sounds of sea birds and fish splashing makes this feel like your own private resort! You'll get to know the local dolphins, too.

Fabulous boating water is a key feature of this home, with incredibly flexible mooring options. The dock has water and electric service, and easily accommodates multiple vessels. This canal is protected, but has quick access

out to Boca Ciega Bay and the Gulf of Mexico.

All of this is waiting for you in a great neighborhood that's a hidden gem to most. It's just minutes to Fort DeSoto Park and the Gulf Beaches, and super convenient to the interstate. With a tropical breeze flowing through the spacious floor plan, this home will become your own private paradise!



**It's all about the inside and outside coming together - gravitate toward the lanai and the water.**



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CLHMS  
MILLION DOLLAR  
GUILD

## Details At-A-Glance:

- Tile roof replaced 2003
- A/C replaced 2012
- Gas hot water heater installed 2008
- Dock replaced 2003 (*has water & electric service - tie poles & slips accommodate a variety of crafts*)
- Pool resurfaced 2007
- Pool filter replaced 2003, new DE filter panels replaced June 2013
- Patio tile flooring installed 2012
- R-30 insulation added 2009
- Ceramic tile flooring added throughout living areas & fourth bedroom in 2010
- Kitchen remodeled 2003 (*stainless steel appliances*)
- Master bath remodeled 2010 (*double sinks, tile shower surround*)
- Windows replaced approx. 5 yrs ago (*Master bedroom has the only remaining original windows*)
- Plywood panels for windows & sliding doors for storm protection
- Wired for surround sound in family room and lanai (*speakers do not convey*)
- Optional Broadwater Homeowner Association \$30.00 per year
- Average electric \$225/month
- Average water/trash \$80/month
- Lawn care \$70/month
- Natural gas service \$35/month
- Homeowner's insurance \$2,360/year plus \$2,639/year flood
- **2013 Taxes \$5,793\* with Homestead Exemption**  
*\*Pinellas County Property Appraiser estimates that 2013 taxes without any exemptions would be \$7,455*



The Master suite has sliding glass doors that open to the lanai.



Three other bedrooms and a full bath are on the opposite side of the home.



The fourth bedroom (above right) has sliding glass doors out to the pool deck.



You'll surely spend most of your time outside; that's what it's all about.



### ROOM DIMENSIONS:

Living Room: 20'-3" x 13'  
 Dining Room: 10'-7" x 11'  
 Kitchen: 11' x 11'-7"  
 Family Room: 11' x 20'  
 Master Bedroom: 12' x 14'  
 2nd Bedroom: 11'-5" x 14'  
 3rd Bedroom: 11' x 12'-6"  
 4th Bedroom: 11'-6" x 12'

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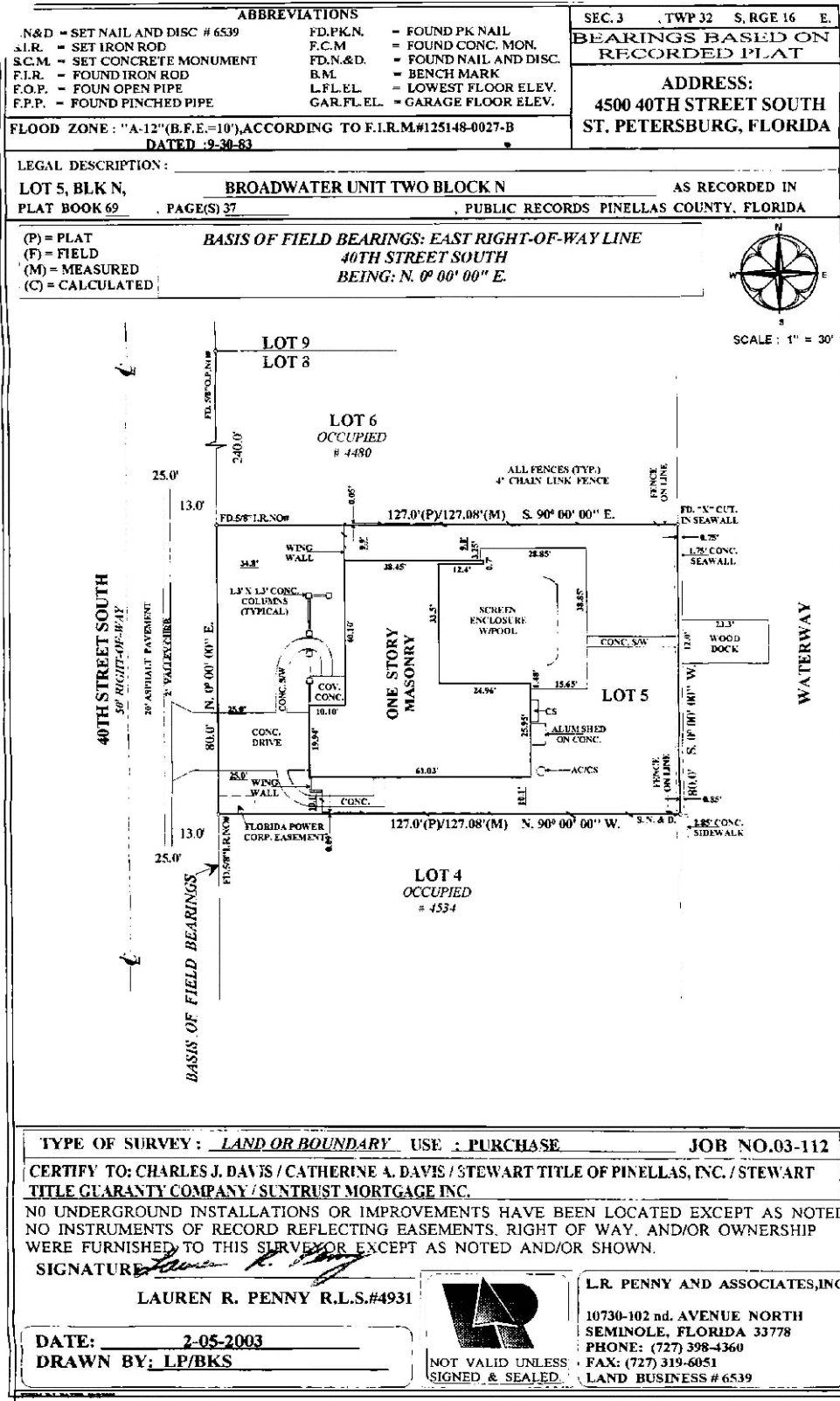
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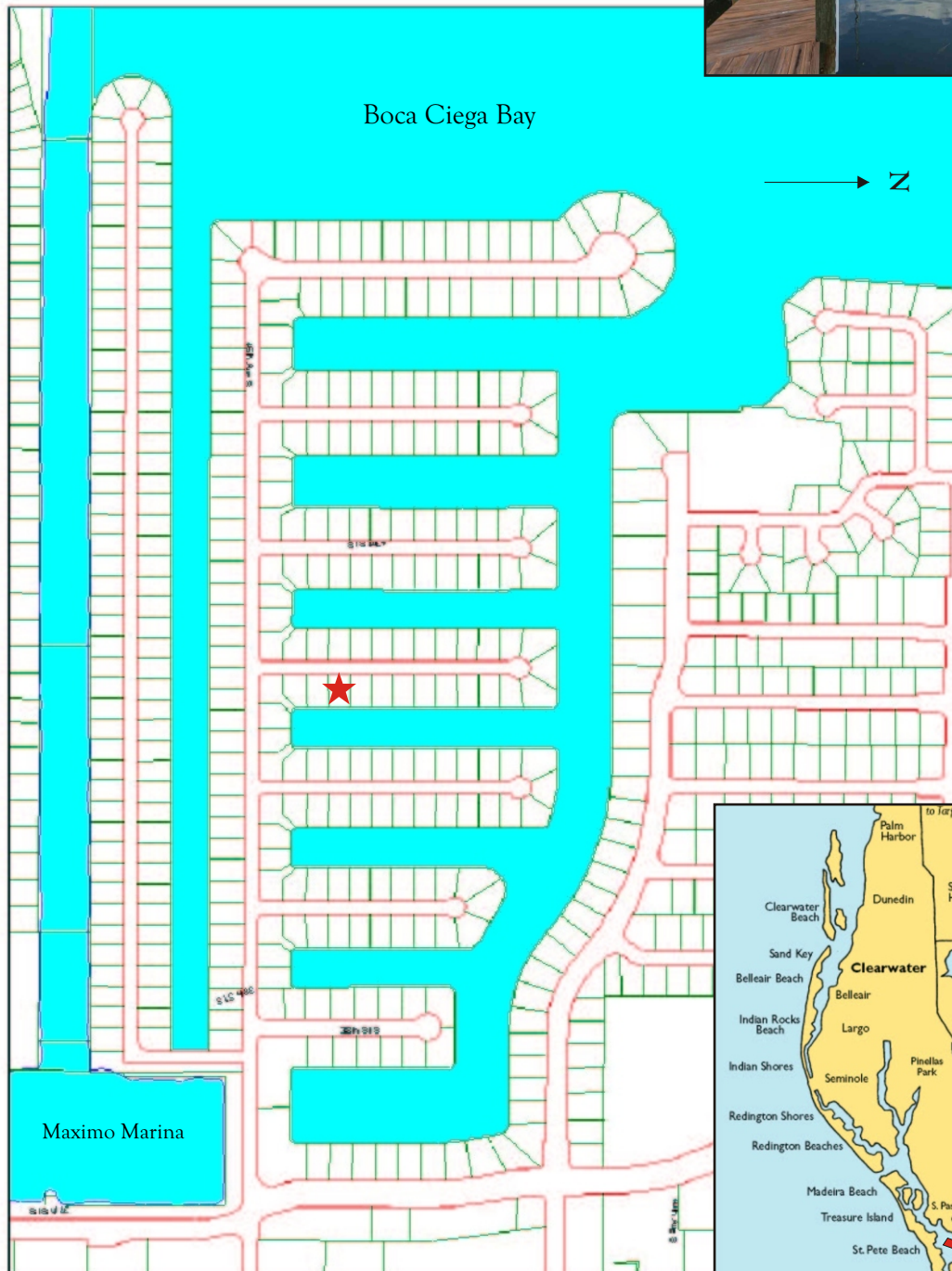


Take a visual tour of this home and others at [www.SimmsTeam.com](http://www.SimmsTeam.com)



# Broadwater

A great community in southwestern St. Petersburg, Broadwater was built around a series of canals leading out to Boca Ciega Bay. At right is the canal width here:



★ 4500 40th Street South

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Take a visual tour of the Broadwater neighborhood at [www.SimmsTeam.com](http://www.SimmsTeam.com)



## LOCATION, LOCATION, LOCATION

The neighborhood of Broadwater is tucked away in southwestern St. Petersburg, just minutes to the award-winning Gulf Beaches. Access to Interstate 275 is incredibly handy, whether you're heading north or south across the Sunshine Skyway Bridge. Downtown St. Petersburg is just ten minutes by car. For boaters, Maximo Marina offers full services, and the waterways open to Boca Ciega Bay.

Within thirty minutes you can be at Tampa International Airport ([www.tampaairport.com](http://www.tampaairport.com)) or the St. Petersburg/Clearwater International Airport ([www.fly2pie.com](http://www.fly2pie.com)), which offers general aviation as well as carriers serving destinations in the Northeast, Midwest, South and Canada.

# Broadwater Waterfront



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