

Waterfront Sanctuary

4500 44th Street S. • St. Petersburg, FL 33711

Offered at \$399,000. (Short Sale)

3 Bedrooms • 2 Full Baths • 2 Car Garage

1,674 square feet • Pool • Dock

Built in 1973 • 80' x 129' Waterfront Lot • MLS# 7479558

www.4500-44thStS.com



If you want your home to be a comfortable, private retreat, this lushly landscaped waterfront home could be the one for you! A paver drive leads the way, along the manicured lawn and unique, shady trees. Follow the paver path to the entry - once you're inside it's time to relax.

The spacious living room invites you to settle in and get comfortable. There's plenty of room, wrapping around the centrally located kitchen. You'll love the kitchen's dramatic granite counters,

including a tall counter open to the huge dining or family room beyond. The range & oven are natural gas, sure to please the chef. Twin pantry closets flank the refrigerator, offering lots of storage.

The dining room could also be used as a family room - its wood floors are quite handsome, and there's an elegant fireplace with built-in shelving on either side. French doors open from here out to the lanai - why not have dinner there instead?

The bedrooms are all spacious, and the Master suite has French doors to the lanai as well. The Master bath is small, but it's big on functionality. Nicely updated, it includes a large glass-doored shower. A split floor plan, the two other bedrooms and an updated hall bath are on the opposite side of the home.

It's the outdoor living that you'll really fall in love with, though. The lanai is just the start - the birdcage screen enclosure shelters a free-form swimming pool and a spa, all with great paver decking. Lush foliage gives you all the privacy you want without sacrificing the water view.

Follow the path down to the dock, where you'll find a boat lift as well. Drop in a fishing line or just sit and let the sound of the water help you unwind after a long day. Boaters will appreciate the wide canal.

Located in the southwestern neighborhood of Broadwater, you'll enjoy easy water access to Boca Ciega Bay and the

Gulf of Mexico. Auto access is just as easy, with the interstate right 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.

Come see this waterfront sanctuary for yourself today!



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Details . . .

Interior Features:

- Comfortable earth-tone and neutral palette colors throughout
- Carpet throughout living room and all three bedrooms
- Ceramic tile flooring in kitchen
- Wood flooring in dining/family room
- Dining room fireplace is wood-burning but is piped for gas
- Both bathrooms have been updated
- Kitchen features granite counters, casual dining bar, gas range & oven and pantry closets
- Master bedroom has French doors opening to the lanai, private bath with large glass-door shower

Exterior Features:

- Lush tropical landscaping
- Covered lanai area with ceiling fan
- Fiberglass pool and spa with paver decking (both heated by gas)
- Birdcage screen enclosure
- Dock with water & electrical service and a boat lift
- Automatic lawn irrigation system on reclaimed water
- 2009 property taxes \$3,608 with homestead exemption*
**Pinellas County Property Appraiser indicates 2010 taxes without any exemptions would be \$6,932.*



The Master suite has French doors to the lanai, and has a compact private bath.



The other two bedrooms share a nicely updated hall bath.



The outdoor living here is spectacular, and the waterfront is gorgeous!



ROOM DIMENSIONS:

Living Room: 16'-9" x 16'

Dining Room: 21' x 11'-3"

Kitchen: 10'-9" x 9'

Master Bedroom: 15'-1" x 12'-3"

2nd Bedroom: 13' x 12'

3rd Bedroom: 11'-4" x 12'

Marketed by

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