

Broadwater Waterfront

3 Bedrooms • 2 Baths • 2 Car Garage • 2,176 sq. ft.
Fiberglass Pool • Dock • 8,000 lb. Lift • MLS# U7541854

Offered for \$375,000.



This waterfront home is in the desirable Broadwater neighborhood where trim green lawns, lush foliage, tropical flowers and swaying palms are the norm. You'll spend lots of time enjoying the outdoors here, whether you're relaxing on the lanai or hopping on the boat.

Inside, start with the L-shaped formal living and dining rooms that are the hallmark of this home's original style (this one was the "Cruiser 3" model). The bedrooms are split, with the Master suite enjoying privacy on the north side of the home, and the other two bedrooms sharing a hall bath on the south side. The Master bath was remodeled around 1990 to add double sinks, and the walk-in closet has professional organizer shelving.

The kitchen has been expanded, with a wall of pantry cabinets adjacent to the original family room, which has a built-in home office or homework desk and cabinetry. A casual dining bar opens the space to the wide Florida room across the back of the home, which was enclosed to maximize air conditioned space. A wood-burning fireplace adds a nice touch to this comfortable space.

Just outside is a spacious covered lanai as well as an open deck for

sunning. Banana palms line the north property line for shade and privacy from the neighbors. A small fiberglass "splash" pool is all you need to get refreshed without tons of maintenance.

Down at the dock, there's water and electric service, an 8,000 lb. boat lift, and it's plenty deep enough for sailboats. This canal has easy access out to Boca Ciega Bay with no fixed bridges to the Gulf of Mexico. It's a boater's paradise, for sure.

Within minutes you can enjoy award-winning beaches, and it's a snap to hop on the interstate from here. Get downtown in less than fifteen minutes to enjoy the thriving nightlife, museums and restaurants. Tampa International Airport is just a half hour away, or head south to Bradenton (just twenty minutes to the outlet mall!) and Sarasota.

All of this in a neighborhood where folks are friendly, and birds and dolphins are aplenty. You'll come home to peace & quiet, despite being so close to everything you need. See for yourself today what the Florida waterfront lifestyle is all about!

See more photos & a visual tour:
www.4501-38thStS.com

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Details . . .

- Kitchen appliances include Bosch dishwasher, newer Whirlpool oven/range and dishwasher
- GE high efficiency Washer/Dryer
- Gas hot water heater, dryer, furnace & outside grill
- Hurricane shutters for west side
- New garage door installed 2011
- Roof replaced 2002
- Double pane windows 1989
- Wood burning fireplace installed 1989 with electric blower
- Master bath remodeled approx. 1990 with double sinks
- Master walk-in closet with professional organizer system
- Fiberglass “splash” pool
- Dock surface redone approx. 4-5 years ago (underpinnings are the original concrete), with water & 30 amp electric service
- 8,000 lb. boat lift (prior seller estimates water depth at 8 ft. average at end of dock, had a 37 ft. sailboat w/6’ draw never hit bottom)
- Automatic sprinkler system on reclaimed water
- Optional Broadwater Civic Association \$30/year
- Average Electric \$180/month
- Average Water/Sewer/Trash & Reclaimed Water \$90/month
- Average Gas \$25/month
- Security system monitoring \$33/month (buyer may assume existing contract)
- Homeowner’s Insurance \$2,022 + \$764 Flood Insurance/ year.
- 2011 property taxes \$4,224 with Homestead Exemption. *
**Pinellas County Property Appraiser indicates 2011 taxes with no exemptions would be \$6,079.*



There’s a hard-wired gas grill adjacent to the “splash” pool.



With a great lanai and well-equipped dock, you’ll love the waterfront lifestyle.



ROOM DIMENSIONS:

- Living Room: 12’-4” x 19’-4”
- Dining Room: 11’-8” x 10’-3”
- Family Room: 16’-5” x 12’
- Florida Room: 11’ x 39’-10”
- Master Bedroom: 12’ x 14’
- Bedrooms: 11’ x 12’ & 11’ x 13’

Marketed by

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