

Live the Florida Lifestyle

4591 44th St. S • St. Petersburg, FL 33711

Offered for \$350,000

3 Bedrooms • 2-1/2 Baths • 2 Car Garage

Built in 1975 • 87' x 130' Lot+ • 1,874 sq. ft. • MLS#7492174

www.4591-44thStS.com



From the moment you drive up, you'll know this home is special. With every step inside, you'll say another "Wow! This house is fantastic!" Completely move-in ready, this home has been remodeled throughout with neutral tile, directional lighting, crown molding, built-in details and more.

The kitchen is wonderful, with granite counters, wood cabinets and stainless steel appliances. A built-in buffet area with glass-front cabinets displays your prized china. What once was a simple hall closet has been transformed into an awesome pantry, with customized shelving. A dining bar is a great place for casual conversation with the chef.

Formal living and dining rooms are perfect for entertaining. You'll probably spend most of your time relaxing in the family room, though! Sliding glass doors give you a great view out to the pool and back yard. Built-in media niches hide away your tv and gadgetry.

The Master suite is a true retreat! The bedroom is quite large, with sliding glass doors opening to the pool deck. A gas fireplace adds to the ambience, and glass display shelving shows off your favorite things. There's space for sitting - curl up

with a good book in front of the crackling fire, if you like. The Master bath has a large tiled shower, a granite-topped vanity with dual sinks and excellent lighting. You'll get lost in the walk-in closet that's been completely customized!

The other two bedrooms are on the opposite side of the home, giving privacy to the Master. One of them has plantation shutters. The other is currently set up as an office, with built-in bookcases and handsome wood-look blinds. Between them is a nicely updated hall bath.

You'll love the pool and the privacy of lush landscaping in the back yard. There's even a "hidden" pool bath for convenience! If you need a place for your boat, this isn't the home for you, though - there's just a sliver of water frontage and a small dock to enjoy a little fishing, or maybe launch a canoe or kayak.

This is absolutely ready to be your next home. Enjoy the neighborhood, its convenient location and all that there is to experience about living the Florida lifestyle!

See more photos & a visual tour:
www.4591-44thStS.com

THE
SIMMS
TEAM



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Details . . .

Interior Features:

- Leaded glass entry door
- Neutral tile throughout living areas, carpet in bedrooms
- Kitchen features granite counters, stainless steel appliances, casual bar counter, buffet with glass-front display cabinets, large closet pantry
- Family room has built-in media niches, sliding glass doors to pool
- Master bedroom has gas fireplace and sliding glass doors to pool
- Custom closets throughout
- Inside laundry room

Exterior Features/Systems:

- Gas water heater
- HVAC system replaced 11/2007 with a ten-year warranty
- All new Miami-Dade rated windows throughout in 2009
- Garage door replaced 2009
- Hurricane shutters installed 2009
- Automatic sprinkler system on reclaimed water
- Whole house surge protector
- Roof replaced 1998-99 per public record permit information

Miscellaneous/Other:

- Optional neighborhood association \$30/year
- Average electric bill \$177/month
- Average water/sewer \$108/month
- Average gas cost \$22/month
- Pest control \$42/month
- Lawn care \$250/month
- Security system monitoring \$38/mo
- Homeowner's insurance \$2,351/yr plus flood insurance \$1,086/yr
- 2010 property taxes \$5,645* with Homestead Exemption.

**Pinellas County Property Appraiser estimates that 2010 taxes without any exemptions would be \$6,533.*

ROOM DIMENSIONS:

- Living Room: 14'-3" x 16'
- Dining Room: 10'-2" x 9'
- Kitchen: 9'-8" x 13'-7"
- Family Room: 22'-4" x 11'-5"
- Master Bedroom: 15'+ x 16'
- 2nd Bedroom: 13' x 12'
- 3rd Bedroom: 12' x 11'-5"



The Master suite is quite large, with a gas fireplace, built-in display shelving, a custom-organized walk-in closet and a lavish bath with dual sinks.



The second and third bedrooms are on the opposite side of the home, with a full bath between them. The third bedroom has built-in bookcases.



The back yard is an absolute oasis, with a gorgeous freeform swimming pool, lush tropical landscaping, and yard to play with!



Marketed by

THE
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Take a visual tour of this home and others at www.SimmsTeam.com