

# Broadwater Pool Home

**4040 40th Circle S  
St. Petersburg, FL 33711**

**Offered for \$399,999**

**3 Bedrooms | 2 Baths | 2 Car Garage**

**Built 1984 | 2,054 sq ft**

**63' x 124' Fenced Lot | Screened Pool**



**[www.BroadwaterHome.com](http://www.BroadwaterHome.com)**

You'll smile every time you come home when you live here. Well-kept lawns and houses lead to your cul-de-sac tucked away in this quiet neighborhood. Step inside and you'll know what Florida living is all about.

Vaulted ceilings, lots of glass and skylights create a bright, welcoming space. Nearly everywhere you look, fully pocketing



sliding glass doors open out to the screened pool and lanai - the inside and the outside become one. Imagine entertaining here with such an open flow!

The kitchen is just what you want - plenty of open space, lots of counter space and cabinetry, room for a casual dining table, and a pass-through to the lanai. Dishes are no chore with the view of the pool and back yard from the corner sink. A large closet pantry means everything's in its place, and the inside laundry room is nearby.

The Master suite is a dream! A large bedroom has vaulted ceilings and yes, sliding glass doors to the pool. There's a walk-in closet and plenty of space for your furniture. The private bath features a claw foot soaking tub plus a separate shower. A wide vanity has double sinks and a lower dressing ledge, and there are tons of mirrors.

Two other bedrooms and a bath are on the opposite side of the home, the ideal split plan.

You'll appreciate the charm and convenience of this neighborhood. There's plenty of nearby shopping in the burgeoning Skyway Marina District, and access to I-275 is a snap. It's easy to get to the airport, or to the award-winning Gulf beaches and Ft. DeSoto Park.

**Find out for yourself today how much you'll enjoy living in this Broadwater pool home!**



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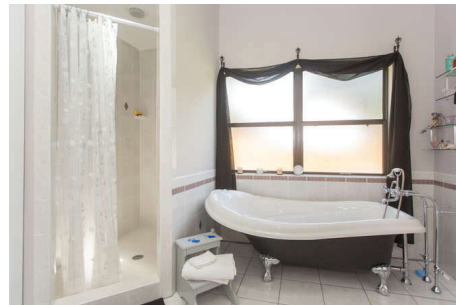
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# Details ...

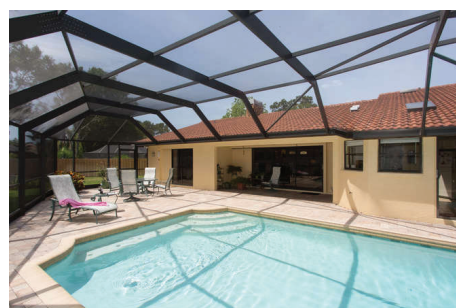
- Living room with vaulted, beamed ceiling, fireplace, pocketing sliding glass doors to lanai, adjacent dining area
- Bright kitchen with skylight, Corian counter tops, white raised panel cabinetry, casual dining area, pass-through to lanai, sliding doors to pool
- Split bedroom plan
- Large master suite with vaulted ceilings, walk-in closet, sliding glass doors open to pool
- Master bath with skylight features claw foot soaking tub, shower, vanity with dual sinks and lower dressing counter
- Two bedrooms and a hall/pool bath with dual sink vanity on the other side of the home
- Salt water pool w/paver deck, birdcage screen enclosure (pool resurfaced & deck replaced 2009, new pool pump motor in 2017)
- Fenced rear yard
- Concrete barrel tile roof replaced in 2000
- Dual-zoned HVAC systems (all new components 2010-15)
- New electrical panel in 2011
- Oversized 2 car garage with hurricane-rated door (2003)
- Irrigation with reclaimed water
- 2016 property taxes \$2,861/yr with homestead exemption (*Property Appraiser indicates taxes with no exemptions would be \$6,425/year*)
- Optional Broadwater Home-owner's Association \$30/year



The large Master suite has an absolutely fantastic private bath.



Two additional bedrooms are on the opposite side of the home.



You'll spend lots of time enjoying the pool, or lounging on the lanai.



The pie-shaped lot allows for yard space outside the pool enclosure.

See more photos and information at:

[www.BroadwaterHome.com](http://www.BroadwaterHome.com)



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