

Waterfront Pool Home

**3901 48th Avenue S
St. Petersburg, FL 33711**

Offered for \$612,000

3 Bedrooms | 2 Baths | 2 Car Garage

Built 1972 | 1,680 sq ft

77' x 122' Lot | Pool | Dock | Lift

New roof installed 9/17



www.BroadwaterHome.com

Enjoy Florida waterfront living in the desirable Broadwater neighborhood. This home offers everything you're looking for - a great layout, swimming pool, excellent boating water, mature landscaping, a great location, livability & charm, and a brand new roof!

There's flexibility in the living and dining areas, and a central kitchen - all with great views!



Neutral colors in the main areas will suit whatever decorating style you prefer.

The kitchen has rich cherry wood cabinetry and granite counter tops, a casual dining bar with accent lighting and a pass-through to the screened porch. Pocketing sliding glass doors open from the living spaces out to the porch, making the indoors & outdoors a seamless space for living or entertaining.

The split bedroom floor plan gives privacy to the Master. The Master suite has a large walk-in closet with organizer shelving. The bath features a granite vanity counter with double sinks, and a spacious shower. The other two bedrooms share a bath that also opens to the pool.

There's a 13,000 lb boat lift along with a large deep water dock that's perfect for dropping a fishing line or just watching the sun set. Direct access to Boca Ciega Bay and the Gulf of Mexico.

You'll appreciate the charm of this house and the convenience of the neighborhood. There's plenty of nearby shopping, and easy access to beaches, St. Pete, Tampa and Bradenton via I-275.

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



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Highlights...

- Brand new roof with 50 year transferrable warranty
- Living room features plantation shutters, surround sound speakers, accent lighting & crown molding
- Pocketing sliding glass doors from living and dining rooms to screened porch
- Kitchen features custom cherry wood cabinetry, granite counter tops, casual dining bar and pass-through to the porch
- Living / dining areas have neutral ceramic tile flooring
- Split floor plan with Master suite on one side of the home, two bedrooms and a pool bath on the opposite side
- Bedrooms have wood-look laminate flooring
- Swimming pool with sweep
- 2 car garage with workshop and laundry area
- Irrigation with reclaimed water
- Tropical landscaping
- Utility shed for storage
- Wood dock with electric and water service
- 13,000 lb. Deco boat lift
- Wired for security system
- Lawn care \$90/month
- Pool care \$70/month
- 2017 property taxes \$9,182/yr (Without homestead exemption)
- Optional Broadwater Home-owner's Association \$40/year



The Master suite has a walk-in closet and a private bath with shower.



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



There's a wide screened porch adjacent to the saltwater pool.



The wide canal is outstanding for boating or watching the sunset.

See more photos and information at:

www.BroadwaterHome.com



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