

# A Broadwater Beauty

3991 38th Way S  
St. Petersburg, FL 33711

Offered for \$450,000

4 Bedrooms | 2 Baths | 2 Car Garage

Built 1964 | 2,312 sq ft

100' x 133' Fenced Lot | Swimming Pool



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

**Do you believe in love at first sight?** Step inside this beautifully remodeled & updated home and you will. The spacious interior layout offers incredible flexibility. Start with a large L-shaped living and dining room that flows into a bright Florida room showcasing the pool and rear yard through walls of new windows.



The central kitchen has all new appliances, granite counter tops and a custom built-in prep/dining island in the adjacent breakfast room extends the space beyond its original footprint.

The Master suite is on the southern side of the house, with a walk-in closet and a beautifully remodeled private bath. Two others are on the opposite side, with a shared full bath that also opens to the gigantic laundry room. The fourth bedroom is currently used as a bar/cabana room, perfect with its French doors out to the pool.

Outside is an oasis - there's a large pergola for shady relaxing poolside, pathways to side yard and patio areas and lots of tropical landscaping, including "cocktail citrus," coconut, mango and guava trees. The pool has multi-colored LED lighting, and there's a perfect private spot for a hot tub. There's also a custom built storage shed. The fenced yard just goes on and on - lots of space to enjoy.

Tucked away in the desirable Broadwater neighborhood, it's close to everything: award-winning Gulf beaches, Ft. DeSoto Park, Maximo Marina, groceries and restaurants, and easy access to I-275.

**This is what Florida living is all about - make this beauty your new home today!**



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# Details ...

- Completely remodeled / updated
- All new windows & exterior doors
- Polished terrazzo in all bedrooms
- Plantation shutters in most rooms
- New kitchen appliances
- Breakfast room with built-in prep / dining / storage island
- Enormous inside laundry room
- Large pool with multi LED lighting
- Covered pergola
- Custom built storage shed
- Side patio areas north & south
- Guava, mango, coconut and "cocktail citrus" trees
- PVC fencing around rear yard
- Updated irrigation system on reclaimed water with new controller in 2017
- New 3.5 ton 14 SEER HVAC 2017
- New service panel and upgraded electrical 200 amp service 2017
- Electric water heater 2013 (plumbed for natural gas)
- Whole house water softener plus reverse osmosis for kitchen sink
- Hard-wired security system
- Extremely clean garage with workbench and storage cabinets
- New hurricane-rated garage door
- 30-year shingle roof 2009
- All new seamless gutters 2016
- Broadwater Homeowner's Association \$40/year optional
- *Note: Items which do not convey are mailbox, hot tub, inside bar (some items are negotiable)*



The Master suite has a walk-in closet and a remodeled private bath



Of the other three bedrooms, one is currently used as a bar/cabana room!



There's so much flexible space in this bright, welcoming home.



Imagine how much fun you'll have enjoying the pool and pergola!

See more photos and information at:  
[www.BroadwaterHomeForSale.com](http://www.BroadwaterHomeForSale.com)



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