

A Broadwater Beauty

**4364 40th Street S
St. Petersburg, FL 33711**

Offered for \$725,000

3 Bedrooms + Den | 3 Baths | 2 Car Garage

Built 1973 | Remodeled 2011 | 1,938 sq ft

80' x 125' Waterfront Lot | Salt Water Pool



www.BroadwaterHomeForSale.com

You'll be "wowed" from your first step inside! This gorgeous Broadwater waterfront home was completely remodeled in 2011 to create an open great room-style floor plan that you'll appreciate. It's ideal for indoor/outdoor enjoyment - fully pocketing sliding glass doors open to a large covered & screened lanai that in turn opens to the spacious pool deck.



The central kitchen has lovely granite counter tops, stainless steel appliances and raised panel wood cabinetry. The island features an induction cooktop and stainless vent hood, and there's a convection combination wall oven and microwave adjacent to a French door refrigerator. Think of all the delicious meals to be made here!

The Master suite is truly a delight, with a large bedroom and a deep walk-in closet. The master bath has a huge glass-walled shower and dual vanities. And then there's the den/office, where the laundry has been moved inside - folding clothes with a water view doesn't sound like a chore! Two other bedrooms and baths are on the opposite side of the home.

Outside you can cool off with a dip in the salt water pool, doze off in a lounge chair or enjoy a little gardening. Stroll down to the dock and do a little fishing, or head out on the boat. There's great access out to Boca Ciega Bay and the

Gulf, and sailboats are welcome!

Tucked away in the desirable Broadwater neighborhood, it's close to everything: award-winning 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 ...

- Remodeled / addition done 2011
- Open great room style floor plan with central island kitchen
- Porcelain tile flooring throughout
- Cove molding in all living areas
- Plantation shutters in living area
- Fully pocketing sliding glass doors and pass-through from kitchen
- Screened lanai / Florida Room redone in 2016
- Second "master" suite features French doors with built-in blinds and a pool bath
- New travertine pool deck (2011)
- Heated pool resurfaced with Pebble Tech and glass trim (2011)
- Salt generator replaced (2017)
- Pump, filter system & heat pump replaced (2011), new pump (2016)
- Dock and pilings replaced (2011) with synthetic decking material
- 13,000 lb. boat lift with remote control plus two other docking areas
- Water & electric service to the dock with remote light operation
- Professionally landscaped (2011) with new irrigation system on reclaimed water
- New electric service panel and wiring (2011)
- New gas furnace and Daikin 18 SEER AC unit (2016)
- All new ductwork and insulation
- Security system is wifi enabled and controllable by smart phone
- and the list goes on . . . visit the web site for even more details



The Master suite has a walk-in closet, a gorgeous bath and a den/office.



There are two other bedrooms and full baths, including this pool bath.



There's plenty of space for entertaining and relaxing, indoors and out.



You'll love the new dock, the beautiful yard and the swimming pool!

See more photos and details at:

www.BroadwaterHomeForSale.com



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