

# Broadwater Waterfront

**4372 48th Avenue S  
St. Petersburg, FL 33711**

**Offered for \$699,000**

**4 Bedrooms + Office | 3 Baths | 2 Car Garage**

**Built 1987 | 2,688 sq ft | 80' x 122' Lot**

**Screened Pool | Dock | Lift | Tie Poles**



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

This large waterfront home in the desirable Broadwater neighborhood offers an incredible opportunity. Located on the wide main channel to the Maximo Marina, it's just a few houses in from open Boca Ciega Bay - outstanding water for power or sailboats, especially large ones! If you're willing to do some updating, you'll have one of the most unique properties

in the area, with a lookout tower offering panoramic 360 degree views - west for sunsets over the Don CeSar, south to the Sunshine Skyway Bridge, east for sunrises over the downtown St. Pete skyline... you've never watched fireworks like you will from here!

Built in the late 1980's, you'll appreciate the vaulted ceilings and expansive multi-split bedroom floor plan surrounding the screened pool with pocketing sliding glass doors from all of the living areas and the Master suite. There's a central kitchen open to a wet bar and large family room, in addition to formal living and dining spaces.

Stay shaded on the lanai - choose your own upgrades to revitalize the outdoor kitchen - or bask in the sun on the pool deck or on the expanded seawall cap. The dock is a great place to drop a fishing line or watch the sunset. There's a boat lift as well as tie poles at the ready for larger craft.

The neighborhood is close to everything: groceries, shops and restaurants, award-winning white sandy Gulf beaches, Ft. DeSoto Park, and there's easy access to I-275 and downtown St. Petersburg. It's a hidden gem, for sure.

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



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# Details ...

- Birdcage screened heated pool with new pump, filter and automatic filler (2018)
- New service panel and electrical service (2018)
- New dishwasher, disposal, range & microwave (2018)
- Three full baths (one with pool access), all new toilets (2018)
- Inside laundry room
- Fenced rear yard
- Irrigation system on reclaimed water (operated manually)
- Hard-wired security system (not monitored recently)
- Oversized garage with space for workbench and storage
- New seawall installed 2007 - concrete was poured between old and new walls, a new extended cap was put on
- HVAC and water heater are at the end of their service lives and will need to be replaced
- Dock and boat lift are original
- Lookout tower with 360 degree views (stairs are in need of repair/replacement)
- *Note: Roof is original and in need of replacement - seller is offering \$25,000 credit with an acceptable sale price offer*
- Broadwater Homeowner's Association \$40/year optional
- Current homeowner's insurance \$4,659/year, flood insurance \$727/year



Relax in the bright family room, or retreat to the quiet office.



There's a private Master suite, as well as three other bedrooms.



This is a boater's dream - great water frontage and newer sea wall.



Enjoy the screened pool, or head up to the lookout tower for great views.

See more photos and information at:

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



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