

Waterfront Pool Home

**4221 48th Avenue S
St. Petersburg, FL 33711**

Offered for \$625,000

3 Bedrooms | 2 Baths | 2 Car Garage

Built 1974 | 1,967 sq ft

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

Hot Tub | Tiki Bar | New Seawall



www.BroadwaterWaterfront.com

Looking to live the waterfront lifestyle? This home has it! You'll enjoy lots of outdoor fun - jump in the swimming pool, relax in the hot tub, enjoy an umbrella drink at the tiki bar . . . coming home at the end of the day will put a smile on your face!

Double doors open into the L-shaped living and dining area.



The centrally located kitchen is ready to remodel, with Corian counters and a casual dining counter open to the adjacent family room. The Florida room has been enclosed (and is air conditioned) and opens to the pool deck through sliding glass doors. It's got a great flow.

The split bedroom floor plan gives privacy to the Master. The Master suite has a walk-in closet and a private bath with shower. The other two bedrooms share a bath that also opens to the pool. All of the bedrooms have new carpet and fresh paint.

There's a 12,000 lb boat lift along with a dock that's perfect for dropping a fishing line or just watching the sun set. It's a deep water canal, and there's direct access to Boca Ciega Bay and the Gulf of Mexico. A new seawall is a huge plus.

You'll appreciate the charm

and convenience of the Broadwater neighborhood. There's plenty of nearby shopping, and easy access to Gulf beaches, downtown St. Pete, Tampa and Bradenton via I-275.

**Find out for yourself today
how much you'll enjoy living the
Florida waterfront lifestyle!**



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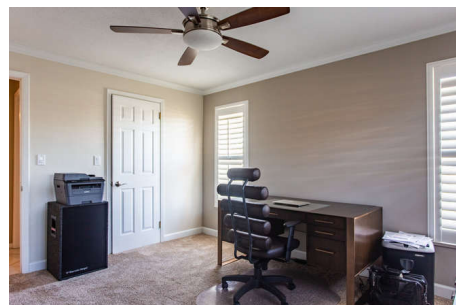
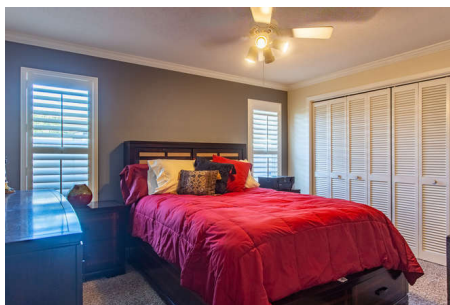
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Details ...

- Plantation shutters throughout
- New carpet and paint in all bedrooms and Florida room
- Second bath opens to the pool
- New hot tub conveys, has dedicated electrical sub-panel
- Tiki bar conveys
- Nest thermostat, CO2 detector and smart door lock will convey
- 4 ton variable speed HVAC system roughly 2 years old
- New seawall (\$30K)
- Dock with electricity & water
- 12,000 lb. boat lift
- Jet ski lift does not convey
- Washer & dryer do not convey
- Shed does not convey
- Irrigation system on reclaimed water, can be operated by smart phone
- New garage door with opener and new side pedestrian door
- New paver driveway
- New gutters on rear of house drain out the seawall
- Windows replaced previously
- Aluminum wiring remediated with approved connectors
- Flat roof replaced 2010, main tile roof replaced 1997
- Dock with electric and water
- 12,000 lb. boat lift
- 2018 property taxes \$5,706/yr (With homestead exemption; buyer should check PCPAO for estimated taxes for new owner)
- Optional HOA \$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 pool, hot tub and tiki bar for your outdoor enjoyment!



This is great boating water, with a dock, boat lift and new seawall.

See more photos, drone video and information at:

www.BroadwaterWaterfront.com



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