

Backyard Oasis...

**4437 46th Avenue S.
St. Petersburg, FL 33711**

Offered for \$925,000

4 Bedrooms + Den | 3 Baths | 2 Car Garage
Built 1973 | 2,515 sq ft | 74' x 142' Lot
Heated Pool | Dock & 13,000 lb. Boat Lift



www.BroadwaterHome.com

Don't let the "Brady Bunch" exterior fool you - inside these double doors is an inviting, spacious home that's completely modernized and has lots of special features. The great room design allows you to "be" part of everything inside AND enjoy the view of the huge backyard oasis - it took a decade to create the privacy that you'll find here.



There are two generous Master suites, and the split bedrooms give everyone their own space (and temperature control!). There's also a quiet study/library with a wall of built-in bookcases.

You might spend most of your time outside, though - there's a lovely paver patio with an outdoor kitchen to die for - and then there's the heated pool and a grassy lawn surrounded by tropical landscaping. On the east side of the home you'll find mango, banana, lemon, grapefruit and orange trees.

Down at the dock, there's electricity and water, a 13,000 lb. boat lift and a floating dock ideal for launching kayaks or paddle boards. There's great fishing here, and the water is quite protected.

There is too much to tell about the house in this space - make an appointment to see this outstanding home for yourself today.

Broadwater is a lovely neighborhood with great access to the Interstate, to the Gulf Beaches and to vibrant downtown St. Petersburg. There's an active voluntary civic association. There are plenty of shops and restaurants nearby, and the Skyway Marina District is experiencing growth and new development.



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Details ...

- Engineered hardwood flooring throughout all living areas, carpet in all bedrooms
- Great room features vaulted ceilings, surround sound
- Dry bar with wine refrigerator and two beverage drawers
- Kitchen features granite countertops and backsplash, wood cabinetry, dining counter
- Stainless steel KitchenAid refrigerator, Bosch dishwasher, 6 burner KitchenAid gas range
- Library / Den features built-in bookshelves
- Master suite features double closets with custom organizers
- Master Bath features double vanities, glass walled shower
- Three additional bedrooms including "second master"
- Large rear paver patio area
- Outdoor kitchen with gas grill, 60,000 btu wok burner (adjustable down to 5,000 btu)
- Swimming pool is 9' deep fiberglass with diving board, heated with natural gas
- Wood dock with water & electric, 13,000 lb. boat lift plus floating dock ideal for launching kayaks, paddle boards, etc.
- "East Garden" features mango, banana, lemon, grapefruit & orange trees
- Gas tankless water heater
- Two HVAC units
- ADT alarm system with cameras at front and rear of home



The main Master suite features a private bath and double closets



There are three other bedrooms, including a second master suite.



There's a deck with seating and a 13,000 lb. boat lift plus floating dock.



The canal leads to Boca Ciega Bay and further out to the Gulf of Mexico.

See more photos and information at:
www.BroadwaterHome.com



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