

## FEATURES SHEET - 4437 46TH AVENUE S

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

4 Bed / 3 Bath / 2 Car Garage

2,515 sq ft / 74' x 142' waterfront lot

### INTERIOR FEATURES:

- Engineered hardwood flooring throughout all living areas (can be refinished when needed), carpet in all bedrooms
- Formal entry foyer with built-in chaise lounge
- Great room features:
  - Vaulted ceilings
  - Bose surround sound system
  - Dry bar with wine refrigerator and two beverage drawers
  - Curved, wall mounted 65" smart tv can stay if desired
- Kitchen features:
  - Granite countertops and backsplash
  - Stainless steel KitchenAid refrigerator, Bosch dishwasher (just installed)
  - 6 burner KitchenAid natural gas range
  - Wood cabinetry
  - Casual dining counter
- Library / Den features built-in bookshelves
- Dining room adjacent to kitchen/great room
- Master bedroom suite features:
  - Double closets with custom organizers
  - Bath features double vanities, glass walled shower
- Three additional bedrooms including "second master" en suite
- Separate HVAC system for east side of home allows for separate temperature control

### OUTDOOR FEATURES

- Uniquely shaped lot was replatted to allow for a huge yard plus good water access
- Large rear paver patio area
- Outdoor kitchen:
  - Natural gas grill
  - 60,000 btu wok burner (adjustable down to 5,000 btu)
  - Ample counter space and storage cabinetry
- Swimming pool:
  - 9' deep fiberglass (refinished approx. 10 years ago)
  - Diving board
  - Heated by natural gas (elements replaced recently, and the heater has a cover to minimize corrosion)
  - *East hallway door allows access to pool bath*
- Wood dock with water and electric service, cable tv hookup
- 13,000 lb. boat lift with remote control
- Floating dock ideal for launching kayaks, paddle boards, etc.

- Excellent fishing, very protected canal location
- “East Garden” features mango, banana, lemon, grapefruit & orange trees
- Wood stockade-style fencing
- Paver front driveway and walkway to double entry doors (replaced in 2013)
- *Note: Seawall, dock and all marine elements are conveyed as-is*
- *Note: Outdoor speakers are not connected*

## **SYSTEMS**

- Natural gas service to tankless water heater, kitchen range, outdoor grill
- Two HVAC units (east and west), east unit completely replaced approx. 2 years ago
- Front-loading LG washer & dryer approximately 5 years old (laundry in garage)
- ADT alarm system with two cameras at rear of home, one at front
- Working attic fan
- Windows in entry and dining room replaced roughly 2010, all other windows & doors replaced in 2002
- Original tile roof with gutters
- 2-bay attached garage with automatic door opener
- Garage pedestrian door replaced 2017
- *Note: Central vacuum system has never been used by the Sellers*

## **CARRYING COSTS**

- Electricity (Duke Energy) \$220/month
- Natural Gas (TECO) \$35/month
- Water/Sewer/Trash (City of St. Petersburg) \$200/month
- Yard care \$150/month
- Pool care \$100/month
- Interior pest control \$28/month
- Lawn pest control \$70/month
- Homeowner’s Insurance \$11,800/year
- Flood Insurance \$3,879/year