

Waterfront Opportunity

**4070 48th Avenue S.
St. Petersburg, FL 33711**

Offered for \$575,000

3 Bedrooms | 2 Baths | 2 Car Garage
Built 1973 | 1,680 sq ft | 77' x 122' Lot
Dock & 10,000 lb. Boat Lift



www.BroadwaterHomeForSale.com

Enjoy the waterfront lifestyle in this classic Broadwater home.

Ready to remodel to suit your taste, many of the big items (roof, windows, HVAC, water heater, dock & seawall) are already taken care of. The split bedroom floor plan features L-shaped living and dining, and a central

kitchen with a pass-through to a large covered lanai.

Both the dining room and the family room have fully pocketing sliding glass doors that have just been serviced and operate like brand new! The lanai becomes a seamless extension of the inside living space.

west out to Boca Ciega Bay and further to the Gulf of Mexico.

The Broadwater neighborhood is a "hidden gem" with easy interstate access. It's just minutes by car to the Gulf beaches, Ft. DeSoto Park or to vibrant downtown St. Petersburg. **Make this your dream home!**



The Master suite has a private bath with a step-down shower and a walk-in closet. Two other bedrooms are on the opposite side of the home, along with a full bath that also opens to the outside.



You'll love the big rear yard, and the water frontage. There's electric and water service to the dock, and a 10,000 lb. boat lift. The seawall was redone in 2011 with a new cap. This wide canal leads east to Maximo Marina and



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Details ...

- Circular paver driveway done 2008
- L-shaped Living/Dining
- Split bedroom floor plan
- Central kitchen with pass-through to lanai
- Spacious family room
- Fully pocketing sliding glass doors just serviced 2/20 (new seals, rollers, locks)
- HVAC completely replaced 2017, serviced 5/1/20 with new whole house filter installed
- Ceiling insulation added 2004
- Roof replaced 2005
- Windows with hurricane coatings replaced 1999
- Seawall redone 2011
- Dock with composite decking redone 2016, water & electric service (sub panel installed 2002)
- 10,000 lb. Deco boat lift installed 2004
- Liftmaster garage door opener replaced 2004
- Rear yard fenced (North/South iron fences belong to neighbors)
- Side gate installed 2010
- Irrigation system on reclaimed water
- Homeowner's insurance \$2,500/year (no current flood insurance)
- Average electric \$189/mo



The L-shaped living and dining arrangement offers lots of space.



There are three bedrooms, including this master suite.



There's a large rear yard with paver pathways leading down to the dock.



The wide canal leads east to Maximo Marina or west to Boca Ciega Bay.

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



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