

Wide Open Broadwater Waterfront

4581 45th Street S, St. Petersburg FL

Offered for \$1,100,000

3 Bedrooms | 3 Baths | 2,076 sq ft

Built 1978 | Quarter Acre+ Lot

2 Car Garage

www.BroadwaterWaterfront.com



You can't ask for a more spectacular sunset view than you'll get here; the unobstructed open water view of Boca Ciega Bay is absolutely breathtaking. This Broadwater home has been well-loved for nearly 25 years by the same own-



er, and now is your opportunity to remodel or rebuild to create your dream for the next decades. On three levels, you'll be pleased with the open living and dining area spaces with vaulted ceilings and loads of windows for light. The eat-in kitchen has a pass-through to the deck just outside.

Upstairs, the bedrooms are quite spacious, with more-than-ample closet space. The garage and laundry room are on the lower level. Outside you'll enjoy mature landscaping and fruit trees on this large lot, with many visiting birds. The large swimming pool is ideal for cooling off on a hot day, and you can watch the dolphins and manatees swim just off of the seawall.

Bring your boat(s) and build custom docking for it - you'll spend a lot of time on the water! With no fixed low bridges to the Gulf of Mexico, there's no limit to how

large a boat you can have here. This neighborhood is tucked away in southwest St. Petersburg, minutes from the Gulf Beaches, with easy access to I-275 to get where you want to go quickly, including vibrant downtown St. Pete.



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Details ...

INTERIOR FEATURES

- Three levels of living area
- Vaulted ceilings in living/dining area
- Wet bar
- Kitchen features wood floors, casual dining bar, pass-through to outside deck
- Sliding glass doors from dining area to deck
- Primary bedroom features sliding glass doors and a balcony with water view, en suite bath and walk-in closet
- Laundry room and pool bath on the lower level
- *There are several fogged windows*
- *Settling cracks are apparent*
- *Fireplace in living / dining area is decorative only - the natural gas connection has been removed*

EXTERIOR FEATURES

- Wood deck outside kitchen / dining area
- Large fiberglass swimming pool with diving board
- Fruit trees include bananas, papayas, citrus varieties and coconut
- *Dock & lift are non-operational*
- *Irrigation system has not been operated in some time and is not warranted*

SYSTEMS/MISC

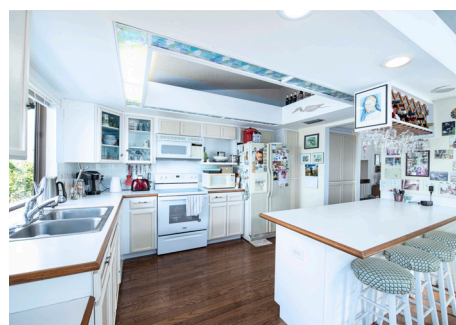
- Gas water heater in garage
- Roof was installed in 1998, repaired +/- 3 years ago



There's lots to enjoy outside, including a deck and a swimming pool.



The bedrooms are all upstairs, and are generously sized



The layout is open and flows nicely from living/dining into kitchen.



It's all about the waterfront lifestyle here.

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



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