

4500 38th Street S, St. Petersburg, FL 33711

3 Bedroom / 2 Bath / 2 Car Garage

1,666 sq ft + 504 sq ft Enclosed Porch

90 x 120' waterfront lot / Built 1970

www.BroadwaterHome.com

Interior Features:

- Split bedroom floor plan
- L-shaped living & dining, carpeted, pocketing sliding doors to Florida room
- Kitchen & family room, ceramic tile flooring with sliding doors to Florida room
- Kitchen features lots of cabinet and counter space, peninsula dining bar, natural gas range, pocketing slider windows to Florida room
- Primary bedroom, carpeted, features walk-in closet, en suite bath with shower
- Second & third bedrooms, carpeted, share a hall bath with double sinks, bathtub
- Third bedroom has built-in bookshelves, sliders to Florida room

Exterior Features:

- Enclosed porch (Florida room)
- Tile roof (no permit history on file), a few ridge tiles were replaced Hurricane Milton
- Flat roof replaced 2017
- Circular driveway
- All new (2019-2021) hurricane rated windows throughout, including the Florida room
- Exterior painted January 2024
- Large back yard (not fenced)
- Irrigation system on reclaimed water

Systems / Misc.:

- HVAC 4 ton system, approx. 4 years old
- Natural gas water heater, 40 gallon (new in 2024)
- Electrical panel has been replaced (no aluminum wiring found)
- Home did not take on water in Hurricanes Helene or Milton
- Seawall replaced August 2024
- Dock upgraded with newer synthetic trek materials (2018), electric service
- This canal is wider and deeper than others in the neighborhood
- Note: existing boat lift may not be operational; is conveyed as-is
- There were previous plans for a pool, so one could be added
- Security system is leased
- Flood zone AE

Nearby Assets:

- Skyway Marina Business District
- Gulf Beaches (Pass-A-Grille, St. Pete Beach)
- Fort DeSoto Park
- Sunshine Skyway Bridge
- I-275 (15 minutes' drive to downtown St. Petersburg)

Carrying Costs:

- Homeowner's Insurance \$10,133/year
- Floor Insurance \$4,978/year
- Electric average \$120/mo (Duke Energy)
- Water/Sewer/Trash average \$170/mo (City of St. Petersburg)
- Natural gas average \$37/mo (TECO/People's Gas)
- Landscaping \$120/mo (Alan Stokling)
- Pest control \$300/year (ESS Pest Control)
- Security Monitoring \$41/mo (EMG)

- Optional Broadwater Civic Association \$50/year. Activities include:
 - Easter cookout & egg hunt
 - Halloween party
 - Happy hour gatherings
 - Neighborhood garage sales
 - Holiday party & golf cart parade
 - Quarterly newsletter
 - www.BroadwaterFL.org