



Gorgeous Pool Home in Broadwater

3800 40th Street S | St. Petersburg, FL 33711

2,137 sq ft | 90' x 123' fenced corner lot | Built 1975

4 Bedrooms | 2 Baths | 2 Car Garage

Heated pool | Hot tub

www.LiveInBroadwater.com



Marketed by
The Simms Team
727-743-6262
www.SimmsTeam.com



THE
**SIMMS
TEAM**



This gorgeous 4 bedroom home in the established neighborhood of Broadwater is absolutely move-in ready and not in a flood zone! Enjoy the best of Florida living poolside, and there's still plenty of space to enjoy the yard - it's a quarter acre on a corner lot, fenced with room for an RV or boat trailer.

A covered entry with leaded glass entry door opens to the spacious living area. The open floor plan allows for an easy flow through to the dining area (a gas fireplace creates a sense of separation) and to the kitchen, which a chef will truly enjoy!



The kitchen features custom Country French-style cabinetry, neutral granite counter tops and stone backsplash, all surrounding a central cooking island and casual dining bar.

There's custom lighting, lots of counter and storage space, and an extra beverage refrigerator. The cooktop is natural gas, with a hood vent. You'll love cooking in this space; it's both attractive and functional.



The primary bedroom suite includes a sitting area/office space overlooking the pool area. There's a walk-in closet and totally remodeled bath. The other three bedrooms and bath are on the opposite side of the home, ideal for privacy.



You may spend all of your time outside. The birdcage screen enclosure has a retractable awning for shade and concrete paver decking. In addition to the heated pool there's a hot tub, and still plenty of yard space outside.



Location is everything, they say, and this home has it. It's an easy drive to the Gulf Beaches and Fort DeSoto Park, and there's easy interstate access that will get you to vibrant downtown St. Pete in just 15 minutes.

The adjacent Skyway Marina District has lots of shopping and dining options, and is a quickly growing business district!



Interior Details:

- Leaded glass front entry door
- Tile flooring throughout
- Open floor plan with split bedrooms
- Generous living and dining areas separated by a central gas fireplace
- Kitchen features cooking island with natural gas cooktop and overhead vent & lighting, dining bar, GE Profile convection wall oven & microwave, built-in Bosch refrigerator (2021), Samsung dishwasher (2022), lots of counter and storage space, custom cabinetry, new stone backsplash and beverage refrigerator
- Primary bedroom suite has a sitting area overlooking the pool, en suite bathroom, walk-in closet
- Primary bath shower includes seven different water sprayers and a striking glass door
- Both bathrooms have been remodeled

Exterior Details:

- Birdcage screen pool enclosure with pavers
- Retractable awning for shade
- Standalone hot tub
- Spacious side yards
- Utility shed (96 sq ft with double doors)
- Vinyl fencing includes a double wide gate on the north side that can accommodate a motor home or boat trailer
- 26' wide paver driveway

Systems / Misc:

- Irrigation system on reclaimed water
- Natural gas cooktop, fireplace, clothes dryer, tankless water heater (2019)
- Hybrid electric/solar pool heater
- Piped for natural gas outdoor grill (second line from the north is capped)

- Non flood zone (X)
- Hurricane bars on garage door
- Roof replaced 2017 (retrofitted with tie downs)
- 4 ton Trane HVAC (2014)
- Water softener

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. Pete)



Carrying Costs:

- Homeowner's insurance \$4,521/year
- Flood insurance \$1,593 / year
- Electric average \$251/month
- Water/sewer/trash average \$163/month
- Natural gas average \$31/month
- Landscaping \$160/month
- Pool care supplies \$43/month
- Pest control \$33/month
- Water softener service \$40/month
- Optional Broadwater Civic Assn \$50/year



Marketed by
The Simms Team
727-743-6262
www.SimmsTeam.com



THE
**SIMMS
TEAM**