

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

4 Bedrooms / 2 Baths / 2 Car Garage

2,137 sq ft / 90x123' fenced corner lot / Built 1975

Heated pool & hot tub

www.LiveInBroadwater.com

Interior Features:

- Leaded glass front entry door
- Tile flooring throughout
- Open floor plan
- 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
- Split bedroom floor plan

Exterior Features:

- Birdcage screen pool enclosure with concrete 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

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

Nearby Assets:

- Skyway Marina Business District
- Maximo Marina
- Gulf Beaches (Pass-A-Grille, St. Pete Beach)
- Fort DeSoto Park
- Sunshine Skyway Bridge
- I-275 (15 minutes' drive to downtown St. Petersburg, 25 minutes to Tampa International Airport)