



BROADWATER WATERFRONT BEAUTY

4391 38th Way S | St. Petersburg, FL 33711

2,552 sq ft | 85 x 120' lot | Built 1971 - Completely Rebuilt 2024

3 Bedrooms | 3-1/2 Baths | 2 Car Garage

www.BroadwaterHome.com



Marketed by
Tami Simms
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THE
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This Broadwater waterfront home is like no other you've seen! Completely rebuilt from the studs & slab in 2024, it's essentially a brand new home. Professionally designed and impeccably executed, you will enjoy this reimagined home. Located on a wide canal with great boating access to Boca Ciega Bay and the Gulf. It's just minutes to award-winning beaches or to vibrant downtown St. Petersburg.

Thoughtful spaces are around every corner. Formal living and dining greet you at the entry, and a comfortable family room is just off the kitchen overlooking the lanai. There are tons of built-in features, cabinetry and storage areas throughout.



The kitchen is truly the heart of this home; you'll never want to leave it. Honed quartz counter tops, solid wood cabinetry, high end stainless steel appliances, a huge island, and a sink overlooking the pool deck are just some of the highlights.

There's a walk-in butler's pantry just adjacent. With a second refrigerator, wine storage, ice maker and tons of cabinetry, it really is a chef's dream.



The primary bedroom suite is spacious and inviting, with two walk-in closets and space to relax. The bath rivals any hotel - a soaking tub, large shower, water closet with Moen smart bidet toilet, and a vanity with double sinks.



In addition to three bedrooms, there's an office built for two, with custom built-in cabinetry, granite countertops and lots of storage. Your Zoom calls will be a treat in this space!



Step outside to a beautiful lanai and paver pool deck. A cutting edge StruXur smart motorized pergola system allows you to enjoy this space regardless of the weather. There's a clever pool bath with an exterior entrance. Synthetic turf makes for easy maintenance as you head down to the dock - it's ready for you to customize for your own boat.



Interior Details:

- **Kitchen features:**
Honed quartz countertops; Large island with barstool seating, tremendous storage; Shiloh solid wood cabinetry with pull-outs and custom features; Thermador 6-burner natural gas range, microwave/convection oven; Bosch dishwasher, refrigerator; Pot filler
- **Butler's pantry features:**
Honed quartz countertops; Perlick "top hat" under counter ice maker; Bosch refrigerator with built-in wine storage; Shiloh solid wood cabinetry with pull-outs and pantry storage
- Custom Horizon blinds throughout
- Luxury Vinyl Tile wood-look flooring throughout living areas, bedrooms
- Primary bedroom suite features:
- Spacious bedroom
- Two walk-in closets
- Luxurious bathroom with dual sinks, soaking tub, large tiled shower, water closet with Moen tankless smart bidet toilet
- Two-person office with built-in cabinetry and granite countertops
- Dining room furniture and chandelier will convey
- Sonos surround sound system and ceiling speakers in every room
- All televisions/mounts will convey
- Custom closet configurations in all bedrooms

Exterior Details:

- Brand new circular paver driveway
- Florida friendly landscaping and lighting
- Synthetic turf in front and rear yards
- PVC fencing
- Two storage sheds on south side of home
- Salt water pool with sun shelf, heated with natural gas, pool equipment less than a year old

- Pool bath with exterior access
- Dock with new composite decking has an electric sub panel and water stubbed out
- Lanai features StruXur "smart" motorized pergola (transferrable warranty, less than a year old)
- Outdoor dining table & chairs will convey
- Hard-wired natural gas grill will convey
- Fenced dog run area on north side of home (large dog door access from family room)
- LeafGuard gutters
- Seawall with belly band was inspected 2024 with no issues noted

Systems / Misc:

- Front door is custom stained PGT hurricane rated material
- Garage door is hurricane rated (transferrable warranty is less than a year old)
- Garage features mini-split AC unit (less than a year old)
- Studs were sprayed with pest resistant material when exposed; pest control maintenance service is assumable
- Solar panels - current payments may be assumed or paid off with appropriate offer
- Irrigation system on reclaimed water
- Completely replumbed inside (under slab) and lateral sewer line replaced
- Electrical system completely updated, generator transfer switch added
- 4 ton HVAC system and all new ductwork 2024, Rheem Halo whole home air purifier system
- Tankless natural gas water heater 2024
- Tri-fuel generator will convey (brand new, never used)
- LG washer & dryer will convey (one year old)
- Outdoor cameras will convey (front door/garage door/back yard)

Carrying Costs Available Upon Request



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