

# Broadwater Waterfront

4300 46th Avenue S • St. Petersburg, FL 33711  
Offered for \$505,000

3 Bedrooms • 2 Baths • 2 Car Garage  
Built 1971 • 1,712 square feet  
80' x 127' Waterfront Lot

[www.4300-46thAveS.com](http://www.4300-46thAveS.com)



Welcome home to Broadwater, a lovely neighborhood of well-kept homes tucked away in southwestern St. Petersburg. Experience the best of the waterfront lifestyle in this pool ranch style home on a wide salt water canal leading out to Boca Ciega Bay.



#### The bright white kitchen features:

- Pocketing sliding glass pass-through
- Solid-surface Corian counters
- Raised panel cabinetry
- Peninsula with glass-front display
- Plenty of counter & storage space



The floor plan has lots of flexible space. Just off the foyer is an L-shaped living and dining room combination. Blonde wood floors flow throughout the living areas. French doors open from the dining room out to the covered lanai.

The kitchen is centrally located and is the heart of the home. Nicely remodeled and all in white, the counters are Corian. There are raised panel cabinetry and plenty of counter and cupboard space. Newer white appliances include a really nice refrigerator. The peninsula on one side has glass-front display cabinets to display your favorite things.

The Master suite is on one side of the home, with French doors out to the pool. There's a walk-in closet and a private bath with shower. The other two bedrooms and a pool bath are on the opposite side of the home as well as a nice family room.

You'll love the outdoor space here. A covered lanai is the perfect spot to relax poolside. Attractive paver decking flows around the pool. The screen enclosure keeps the maintenance at a minimum. Beyond it is plenty of lush green lawn that's fenced.

A paver pathway leads down to the dock, which has electric and water service. There's a boat lift as well as a separate davit for your smaller craft. Enjoy sunsets over the water!

You'll really appreciate being just minutes from award-winning beaches and Ft. DeSoto Park, and having incredibly easy access to the interstate. Downtown St. Petersburg is just fifteen minutes' drive, and you can be at Tampa International Airport in just over a half hour. Or, head south over the Sunshine Skyway Bridge in a snap. Come see for yourself today how much you'll love it!



**There's an L-shaped living and dining room area, with blonde wood floors and French doors opening to the lanai.**



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## Details At-A-Glance:

- Updated central kitchen features Corian counters, raised panel wood cabinetry, newer white appliances
- Wood floors throughout living areas
- Carpeting in bedrooms
- Master suite features walk-in closet, private bath with shower
- French doors to lanai from dining, family and Master bedroom
- Covered lanai and screened pool enclosure with paver decking
- Dock with water & electric, boat lift
- Davit with cleats on seawall
- Canal leads to Boca Ciega Bay, no fixed bridges to Gulf of Mexico
- 2 Car Garage with automatic opener, washer/dryer hookup
- 14 SEER A/C Installed in last few years
- Average electric \$170/month
- Average water/sewer \$88/month
- Pool care \$60/month (concrete pool was redone with fiberglass in 2012)
- Natural gas exists on the street but is not run to the house.
- Wired for security but not connected
- Automatic sprinkler system on reclaimed water
- Optional neighborhood association \$30/year
- Homeowner's insurance \$2,473 plus flood insurance \$1,934 per year
- **2013 Taxes \$4,072\* with Homestead Exemption** \*Pinellas Co. Property Appraiser indicates that 2013 taxes with no exemptions would be \$7,035. **Homestead exemption has been removed.**



The Master suite has French doors to the lanai, a walk-in closet and private bath.



A family room, pool bath and two bedrooms are on the opposite side of the home.



There's a wide covered lanai for relaxing next to the screened pool.



A boat lift and separate davit offer mooring options on the wide canal.



## ROOM DIMENSIONS:

Living Room: 12' x 19'  
 Dining Room: 10' x 11'  
 Family Room: 12' x 19'  
 Master Bedroom: 11' x 14'  
 2nd Bedroom: 11' x 13'  
 3rd Bedroom: 12' x 13'

Marketed by

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