

# Boater's Paradise

3840 46th Avenue South  
St. Petersburg  
Offered at \$625,000.

2 Bedrooms / 2 Baths / 2 Car Garage; 1,944 sq. ft.  
80' x 120' waterfront lot; Built 1970

[www.3840-46thAveS.com](http://www.3840-46thAveS.com)



Privacy is the main attraction here. Relax in the serenity of your solar heated screened pool, surrounded by lush tropical landscaping. Throw open the sliding glass doors to make the inside and outside become one. Enjoy the tropical foliage from the kitchen as well; chores become a little easier in these surrounds. Watch the sunsets from your dock as the water flows down the wide canal. Great for all kinds of boating, this home is the perfect place to enjoy the Florida lifestyle.

- Circular drive and side-entry garage create lovely curb appeal
- Leaded glass wood entry door with sidelights opens to foyer
- Living room and library with built-in bookcases feature white carpet
- Sliding glass doors open from living room to the lanai & pool
- Kitchen features white cabinetry, sleek black appliances, a casual dining peninsula, pantry storage and great views of the landscaping
- Ceramic tile flooring in kitchen, family/dining and Florida rooms
- Remodeled guest bath is just off the kitchen area
- Gorgeous Florida room with walls of glass focuses on the foliage
- Inside laundry room features utility sink & cabinetry for storage



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The Master Bedroom and Bath



The bedrooms in this home are spacious and comfortable, each enjoying privacy from the other.

- Master suite enjoys sliding glass doors to the pool area
- Master bath has been completely remodeled, with dual-height vanity, and a sumptuous whirlpool tub
- Second bedroom is on the west side of the home, adjacent to the guest bath



Outdoor enjoyment is the true pleasure of Florida living. This home has a screened pool enclosure with lush landscaping inside and out, leading down to the waterfront and dock.

- Birdcage screen enclosure ensures easy maintenance
- Free-form pool with decorative fountain is solar heated
- Sheltered seating area for outside dining



## DETAILS & MECHANICAL SPECIFICATIONS

- Concrete tile roof installed 2005
- Side-entry two-car garage
- Both bathrooms remodeled
- Dock with 10,000 lb. boat lift
- Deep water canal
- Automatic sprinkler system with timer on reclaimed water
- Optional homeowners' civic association \$20/year
- **2005 Property Taxes \$8,759.**  
*No Homestead Exemption in place.*



## ROOM DIMENSIONS:

- Living Room: 12' X 20'
- Library: 11' X 12'
- Kitchen: 12' X 8'
- Family Room/Dining: 12' X 15'
- Florida Room: 11' X 23'
- Master Bedroom: 12' X 15'
- 2nd Bedroom: 11' X 13'

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Sharon Tami Rob

Take a visual tour of this home and others at [www.SimmsTeam.com](http://www.SimmsTeam.com)