

Big Water View!

4201 46th Avenue S • St. Petersburg, FL 33711

Offered for \$380,000

3 Bedrooms • 2 Baths • 2 Car Garage

Built in 1974 • Waterfront Lot • 2,262 sq. ft. • MLS#7494838

www.4201-46thAveS.com



If you want a great water view, have a look at this! Your view is all the way down the canal, not right across looking at your neighbor's house. With lots of eco-friendly landscaping for shade and privacy, this completely remodeled pool home is the epitome of the Florida lifestyle.

Just inside, there's versatile living and dining space. The central kitchen has granite counters, wood cabinetry - and you'll love the gas cooktop! It opens to a comfortable family room and to a wide Florida room that overlooks the pool. Sliding glass doors open out to make indoor/outdoor space.

A split bedroom plan, the Master suite enjoys privacy on one side of the home, with the other two bedrooms on the opposite side. A hall bath there also opens to the pool. There's lots of closet space throughout, and you'll appreciate the large inside laundry room.

The screened pool has a salt chlorine generator, easier on your skin and hair than traditional chlorine, and less expensive to operate. No need to handle chlorine! When it's hot outside, jump in for a refreshing dip. Pathways meander around the yard, down to the dock and the waterfront.

There's a 7,000 lb. lift for your boat, and the water's deep enough for sailboats. Drop in a fishing line from the dock or just sit and enjoy the water. The canal offers protection from stormy weather, but it's an easy jaunt out to Boca Ciega Bay and beyond to the Gulf of Mexico or Tampa Bay.

All of the landscaping was designed for easy maintenance and drought resistance. Birds and butterflies love these plantings. A clever micro-drip irrigation system operates with reclaimed water. There's even a rain cistern that fills from the gutters' downspout. Clumping bamboo that doesn't spread has matured to provide shade and reduce energy costs.

The Broadwater neighborhood is incredibly convenient, with nearby shopping and restaurants. It's only minutes to award-winning beaches, and access to the interstate is a snap. Be in downtown St. Petersburg in just ten minutes, or head south to Bradenton and Sarasota. Tampa International Airport is just a half hour away; what a great location!

See more photos & a visual tour:
www.4201-46thAveS.com

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Details . . .

Interior Features:

- Completely remodeled since 2003
- Ceramic tile flooring in family room, kitchen, Florida room
- Neutral carpeting in living/dining room and all bedrooms
- Kitchen features granite counters, wood cabinetry, casual dining bar counter, gas range
- Wood-burning fireplace in Florida room (never used or serviced)
- Sliding glass doors to pool deck
- Large inside laundry room
- Living room windows replaced Fall 2010

Exterior Features/Systems:

- Dock with 7,000 lb. boat lift
- Roof replaced 1999 per public record permit information
- Gas hot water heater
- Swimming pool with salt chlorine generator and automatic cleaner
- Eco-friendly and drought resistant landscaping with micro-drip irrigation system on reclaimed water (clumping bamboo reduced summer electric bills)
- Rain barrel cistern from gutters

Miscellaneous/Other:

- Optional neighborhood association \$30/year
- Average electric bill \$247/month
- Average water/sewer \$143/month
- Average gas cost \$31/month
- Homeowner's insurance \$2,379/yr plus flood insurance \$2,114/yr
- 2010 property taxes \$5,154* with Homestead Exemption.

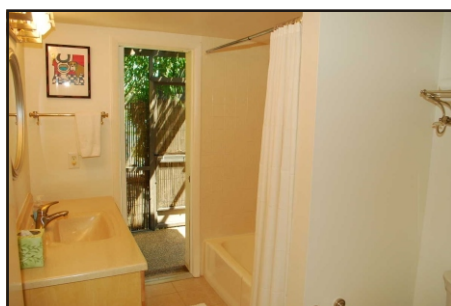
**Pinellas County Property Appraiser estimates that 2010 taxes without any exemptions would be \$6,190.*



The dining room has a great view out to the pool and water beyond.



The Master suite has a private bath and lots of closet space.



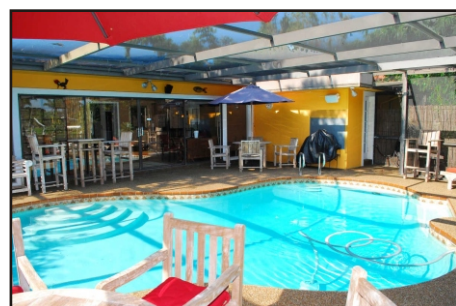
This hall bath in the wing with the guest bedrooms opens out to the pool.



The living room is currently set up as an office, with great front views.



The other two bedrooms are on the opposite side of the home.



You'll love cooling off in this great pool with gentle salt chlorine.



ROOM DIMENSIONS:

Living Room: 19'-4" x 13'
 Dining Room: 11'-6" x 10'-3"
 Kitchen: 11'-10" x 12'-5"
 Family Room: 11' x 19'
 Florida Room: 11'-5" x 34'
 Master Bedroom: 14'-7" x 12'
 2nd Bedroom: 13' x 12'
 3rd Bedroom: 14' x 10'-10"

Marketed by

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Take a visual tour of this home and others at www.SimmsTeam.com