

# Sail Away to Broadwater

4300 48th Avenue S. • St. Petersburg, FL 33711

3 Bedrooms • 2 Baths • 2 Car Garage • 1,803 sq. ft.  
Screened Pool • Dock • 16,000 lb. Lift • MLS# U7540998

Offered for \$400,000.



In the lovely Broadwater neighborhood with trim green lawns, lush foliage, tropical flowers and swaying palms, you'll find this waterfront pool home. A circular paver driveway welcomes you, artistic wrought iron details and a charming little pond invite you inside.

Right away, you discover that this is not your cookie-cutter floor plan! The kitchen has been modernized to make a central, efficient space, with a casual dining counter. A separate dining area with a wall of glass overlooks the pool and water beyond. There's a flexible adjacent space that you can use to fit your needs for living or dining - or whatever! The typical L-shaped formal living & dining of the original floor plan has been converted into a large, comfortable family room that better suits today's lifestyle.

A split plan, you'll find two bedrooms on the east side of the home, sharing a large hall bath that also opens to the pool. On the west side is the Master suite, with a large bedroom, a walk-in closet and a recently remodeled Master bath. Sliding glass doors open from here out to the lanai.

Truly designed to enjoy indoor/outdoor living, there's a spacious covered lanai area next to the pool,

which is so gorgeous you'll want to jump right in. A tall birdcage screen enclosure is doesn't make you feel closed in.

Down at the dock, there's a 16,000 lb. boat lift, and it's plenty deep enough for sailboats. This home is on the main channel going in to Maximo Marina, and opens right out to Boca Ciega Bay with no fixed bridges to the Gulf of Mexico. It's a boater's paradise, for sure.

Within minutes you can enjoy award-winning beaches, and it's a snap to hop on the interstate from here. Get downtown in less than fifteen minutes to enjoy the thriving nightlife, museums and restaurants. Tampa International Airport is just a half hour away, or head south to Bradenton (just twenty minutes to the outlet mall!) and Sarasota.

All of this in a neighborhood where folks are friendly, and birds and dolphins are aplenty. You'll come home to peace & quiet, despite being so close to everything you need. See for yourself today what the Florida waterfront lifestyle is all about!

See more photos & a visual tour:  
[www.4300-48thAveS.com](http://www.4300-48thAveS.com)

THE  
SIMMS  
TEAM



Office 727.898.2582 | Toll Free 888.SIMMS88  
E-mail: [info@SimmsTeam.com](mailto:info@SimmsTeam.com)

ALVA International, Inc.  
238 Beach Drive NE | St. Petersburg, FL 33701

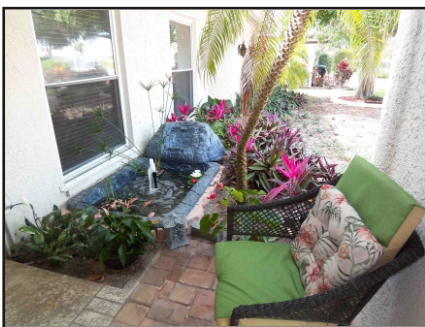
[www.SimmsTeam.com](http://www.SimmsTeam.com)



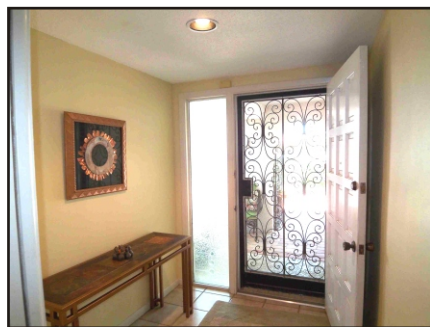


# Details . . .

- Tile roof replaced 2003
- Air handler & heat pump replaced in 2003
- Hot water heater replaced 2004
- Hurricane panels installed in 2009-10 (polycarbonate)
- Garage door replaced 2006
- Birdcage screened pool resurfaced w/Pebble Tech 2001 (new pool equip & plumbing installed in 2007, new pool pump installed 2011)
- Previously wired for security system, disconnected & would require re-fitting to activate
- Seawall replaced 2007
- Dock rebuilt and 16,000 lb. Boat Lift w/remote installed 2005
- Paver driveway installed 2007
- Bedroom Carpets replaced 2011
- Living & Family Room Carpet replaced 2006
- Master Bath updated 2010-11
- Optional Broadwater Civic Association \$30/year
- Average Electric \$110/month
- Average Water/Sewer/Trash & Reclaimed Water \$63/month
- Homeowner's Insurance \$6,350 per year.\*  
*\*Current owners do not have flood insurance, which would be required if a mortgage is involved.*
- 2011 property taxes \$5,400 with Homestead Exemption. \*  
*\*Pinellas County Property Appraiser indicates 2011 taxes with no exemptions would be \$6,290.*



The entry areas are welcoming, with a serene pond and wrought iron detailing.



The Master suite has a walk-in closet and an updated bath with shower.



A large, bright bath serves the pool and both other bedrooms.



You'll likely spend most of your time on the lanai or down at the dock!



## ROOM DIMENSIONS:

Living Room: 19' x 11'  
Dining Room: 8' x 10'  
Family Room: 13' x 19'  
Master Bedroom: 12' x 15'  
2nd Bedroom: 11' x 13'  
3rd Bedroom: 11' x 13'

Marketed by

THE  
**SIMMS  
TEAM**

Office (727) 898-2582 - Toll Free (888) SIMMS-88  
E-Mail: [info@simmsteam.com](mailto:info@simmsteam.com)

ALVA INTERNATIONAL, INC.  
238 Beach Drive NE, St. Petersburg, FL 33701



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