

Tropical Paradise!

4301 37th Street S. • St. Petersburg, Florida

Offered at \$675,000.

3 Bedrooms / 3 Baths / 2 Car Garage • 2,121 heated sq. ft.

Screened Pool • Dock • Tie Poles • 9,000 lb. boat lift

Built in 1966 • Waterfront Lot Size 90' x 140'



www.4301-37thStS.com



This home epitomizes the Florida waterfront lifestyle. Though the inside is incredible, you may never leave the lanai! Enjoy outdoor cooking, dining & entertaining poolside. The 300' canal and its unique freshwater spring invite manatees to frolic, and you can't beat the sunsets from this vantage point.

- Lovely landscaping leads up the new concrete driveway to the side-entry garage and front door entry for your guests.
- Inside, gleaming porcelain tile flows into open living areas, ideal for entertaining or for your own enjoyment.
- A dining area adjacent to the entry has a bay window.
- A large great room features a wood-burning fireplace, and beyond it are sliding glass and French doors opening to the pool and lanai.
- The kitchen has raised panel wood cabinetry and quartz counter tops, including a raised dining counter. New stainless steel appliances include the refrigerator, range, microwave and dishwasher. French doors lead from here right out to the lanai. Great pantry cabinets line an entire wall, making for super storage.
- A comfortable breakfast room has great views of the pool and water.
- Just outside on the lanai is a great poolside outdoor cooking area, and the covered deck area is ideal for casual dining when the weather's just too nice to be indoors.



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RE/MAX Metro

Direct (727) 866-0048

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201 Second Ave. N., St. Petersburg, FL 33701

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Enjoy this spacious Master suite with a lovely bath and lots of closet space.



- A split bedroom plan maintains privacy for the Master suite, which is tucked away with a walk-in closet and a private bath featuring double vanities, lots of dressing mirrors and a deep jetted tub.
- The other two bedrooms are on the opposite side of the home. One of them features a private bath that also serves the pool, while the other has an adjacent hall bath that serves your guests as well.
- An inside laundry room is a nice feature.
- Natural gas heat and hot water are efficient, and the



The other bedrooms are spacious and bright, with California closets.



air conditioning system is approximately 5 years old.

- Outside, a new automatic sprinkler system on reclaimed water will keep your lawn and landscaping in good shape.
- Beautiful terra-cotta colored roof tiles (approximately 5 years old) make the Mansard roof quite attractive.
- A paver pool deck and paths lead down to the seawall and large dock, which features a lower landing for boarding, and has 12' of water depth. There's also a new 9,000 lb. boat lift, in addition to tie poles.
- 90' of waterfront on a wide 300' canal offers great protection (and turning radius) for a very large yacht. The canal opens to Boca Ciega Bay and the Intracoastal Waterway for easy Gulf access.
- Just minutes from interstate access, you'll love how easy it is to get to downtown St. Petersburg, to Tampa or south to the Bradenton/Sarasota area. A few minutes to the west and you're at the beach!
- 2007 Taxes \$9,506* (without Homestead Exemption)



ROOM DIMENSIONS:

Kitchen: 11'-10" x 10'-7"
Dining Room: 14'-3" x 11'-2"
Family Room: 18'-4" x 16'-1"
Breakfast Room: 10'-5" x 11'-2"
Master Bedroom: 13'-3" x 15'-2"
2nd Bedroom: 13'-2" x 12'-9"
3rd Bedroom: 13'-5" x 16'

Information contained herein is believed accurate but is not warranted.

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