

Broadwater Waterfront

4315 46th Avenue South
St. Petersburg, FL 33711

Offered at \$625,000.

4 Bedrooms / 2 Baths / 2 Car Garage
2,488 sq. ft.; Built in 1974; 80 x 120' lot

www.4315-46thAveS.com



If you're looking for four bedrooms, lots of flexible space and great water frontage, this is the home for you. Relax in the pool, watch the dolphins from your dock - the ideal Florida lifestyle!

- Well-kept lawns and homes are a hallmark of this neighborhood; lush tropical landscaping welcomes you home after a long day.
- A circular drive allows for ample guest parking.
- Inside, the foyer leads to a large formal dining and living room L-shaped combination.
- The living room has a wall of windows, and focuses on a fireplace surrounded by built-in cabinetry and mirrored display shelving.
- Fresh paint and new neutral carpeting throughout are ready for your personal style to be added.
- The formal dining area is spacious as well, with a mirrored wall that add to the roominess.
- A large family room adjacent to the kitchen is ideal for more casual relaxing; sliding glass doors open to the lanai & pool area.
- The kitchen is light and updated, with wood cabinetry, neutral colored counters and ceramic tile flooring. A pass-through to the lanai makes indoor/outdoor entertaining a breeze!
- An inside utility room is convenient and much nicer than having to go out to the garage for your laundry.

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The split bedroom plan gives privacy for the Master suite, and the flexibility of the living space will surely accommodate your lifestyle.

- The Master bedroom features marble tile flooring, a large organized walk-in closet and sliding glass doors to the lanai and pool area.
- The Master bath has a whirlpool tub and a separate shower, and is quite large; there's lots of space to customize to suit your needs.



The Master Suite



- The other three bedrooms all feature new carpet and have been freshly painted; one bedroom features sliding glass doors to the lanai.



- The pool area is probably where you'll spend most of your time; the heated pool was resurfaced with a fiberglass interior in 2002, and it has a sand filter.



- A new tile roof was installed in 1997. Over \$3,000 has recently been invested in the flat roof section and gutters.

- The dock has electrical service, and features a 16,000 lb. boat lift. (Dock, seawall and all marine equipment are conveyed as is.)

- Roll-A-Way hurricane shutters protect the southern side of the home (covering the front windows)

- The chimney has been swept and serviced (Mar/Apr 2006)



- The air conditioning unit has been serviced/freon added (Mar/Apr 2006)

- One-year home warranty with American Home Shield offered to buyers.

- The rear yard is completely fenced, and features a mature grapefruit tree.

- Sprinkler system on reclaimed water.

- 2005 Taxes \$4,645* with Homestead.
*Pinellas County Property Appraiser indicates that 2005 taxes would have been \$11,875 without the Save-Our-Homes Cap, or \$12,486 without Homestead.



ROOM DIMENSIONS:

- Living Room: 22' x 13'
- Kitchen: 12' x 10'
- Family Room: 14' x 20'
- Dining Room: 10' x 11'
- Master Bedroom: 18' x 12'
- 2nd Bedroom: 11' x 15'
- 3rd Bedroom: 11' x 11'
- 4th Bedroom: 12' x 11'

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