

Waterfront Dream Home

4401 38th Street S. • St. Petersburg, FL 33711
Offered For Sale at \$1,000,000.

Built in 2009 by Arthur Rutenberg
4 Bedrooms + Den + Retreat • 4.5 Baths • 3+ Car Garage
130' x 107' Lot • 4,044 sq. ft. • Pool • Dock • Boat Lift
MLS# 7452023



www.4401-38thStS.com

Imagine living in a new waterfront dream home without enduring the construction process! This Arthur Rutenberg home completed in 2009 offers comfortable luxury, with every amenity you're looking for. Take the elevator or stairs up to the main level, and begin to experience this awesome home.

A large living room focuses on the water view, with sliding glass doors opening to the balcony. You'll

appreciate the high ceilings and sense of space. Ideal for entertaining friends, there's a wet bar and an adjacent powder room. Terra cotta colored tile floors give a rich warmth to the living space, and flow into the other rooms.

To one side, there's a formal dining room and a gourmet kitchen. The dining room has a gorgeous water view and also opens to the balcony. The kitchen is a chef's delight, with Zodiaq® quartz counters and raised panel wood cabinetry in handsome tones. There's a central cooking island with a counter for stools to make conversation with the chef. Stainless steel appliances are sleek and efficient. A sunny breakfast nook also enjoys the water views.

There are two bedrooms and a study on this main level. One of two master suites features a lavish bath with both a soaking tub and shower, and large walk-in closet. All of the bedrooms, in fact, have their own private baths.

Upstairs, a landing opens into an owner's retreat focused on the water view and opening out to another balcony. There's a second wet bar here. The second master suite is on one side, and a fourth bedroom is on the other.

There's a wide covered lanai on the ground level poolside. The broad pie-shaped lot takes advantage of fantastic water frontage, with the dock and boat lift to one side so as not to impede the gorgeous view. It's all about the waterfront lifestyle, and this home is built entirely around it.

See more photos and information at www.4401-38thStS.com.



This kitchen is a gourmet's dream:

- Zodiaq® quartz counter tops
- Central island with prep sink
- Wood raised-panel cabinetry
- Under-cabinet task & display lighting
- GE Profile appliances
- Built-in desk for home management
- Casual dining counter for tall stools
- Walk-in closet pantry
- Adjacent breakfast/casual dining area



The living and dining rooms enjoy views of the water and balcony access.



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Details . . .

Interior Features:

- Elevator serves all levels
- Ceramic tile in living areas
- Two separate wet bars
- Two waterfront balconies
- Study/Den plus Owner's Retreat
- Two master suites with private baths (one wheelchair accessible) and walk-in closets
- Inside utility with front-loading washer & dryer, extra refrigerator
- Security system
- Three zoned HVAC units

Exterior Features:

- Custom Tommy Todd landscaping
- Automatic sprinkler system on reclaimed water
- Enormous garage with workshop
- Hurricane shutters with 10 year warranty
- Guardian 5525 20KW air cooled generator powered by natural gas (gas piped to exterior only; could be used for a pool heater)
- Rear yard completely fenced
- Dock with 20,000 lb. boat lift, seawall and davits (conveyed as-is)

Miscellaneous:

- Pinellas County Property Appraiser indicates 2010 taxes without any exemptions would be \$14,927.
- Homeowner's Insurance \$4,995 per year plus \$560 per year flood ins.
- Electric bill averages \$478/mo
- Water/sewer bill averages \$127/mo
- Optional neighborhood association membership \$30 per year



One of two Master suites with private full baths and walk-in closets.



The study/den (above left) and the owner's retreat (above right).



It's all about the waterfront, whether on the lanai, in the pool or on the dock.



ROOM DIMENSIONS:

Living Room: 24' x 18'

Dining Room: 13' x 16'

Kitchen: 24' x 12'

Breakfast Nook: 13' x 11'

Study/Den: 12' x 14'

1st Bedroom: 13' x 19'

2nd Bedroom: 13' x 13'

3rd Bedroom: 13' x 16'

Owner's Retreat: 12' x 13'

Marketed by

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