**SHOWING GUIDE**

**4040 40th Circle S., St. Petersburg FL 33711**

3 Bedrooms / 2 Baths / 2 Car Garage

2,054 square feet / 63‘ x 124’ Lot / Built 1984

**www.BroadwaterHome.com**

**LIVING ROOM**

* Vaulted/beamed ceiling
* Ceramic tile flooring
* Fireplace (Decorative only; could be converted to propane –natural gas is not available)
* Wide, architecturally interesting hearth
* Fully pocketing sliding glass doors open to lanai & pool

**DINING ROOM**

* Vaulted ceiling
* Windows look out to front garden

**KITCHEN**

* Remodeled in 2000 with new white raised panel cabinets & appliances
  + Smooth surface range
  + Microwave with hood vented to outside
  + *Wine refrigerator is not included but is available for purchase*
* Corian counter tops
* Ceramic tile flooring
* Large closet pantry
* Pass-through to lanai
* Skylight for lots of natural light
* Fully pocketing sliding glass doors open to the pool area
* *Dinette set is available for purchase*

**MASTER SUITE**

* Large room with vaulted ceilings
* Fully pocketing sliding glass doors open to the pool area
* Large walk-in closet with mirrored bi-fold doors
* *Large leaning mirror is available for purchase*
* Master Bath remodeled in 2000
  + Claw foot soaking tub
  + Separate shower with tile surround
  + Vanity with dual sinks plus lower dressing/makeup area
  + Corian counter tops
  + Vaulted ceiling with skylight

**MISCELLANEOUS INTERIOR FEATURES**

* Guest bath with tub/shower combination
  + New double sink vanity & cabinets in 2000
  + New commode in 2011
  + Exterior door, replaced in 2011, allows use as pool bath
* Bedrooms re-carpeted in 2007
* Third bedroom has pocketing sliding glass doors open to the pool area
* Inside laundry room with shelving for storage and hanging
* *Washer & dryer (purchased 2007) are not included but are available for purchase*

**POOL AREA**

* Birdcage screen enclosure replaced in 2011
* Covered lanai
* Salt water pool (not heated) resurfaced in 2009
* Paver pool deck installed in 2009
* New pool pump motor installed in 2017
* *Patio furniture is available for purchase*

**OUTDOOR FEATURES**

* Fenced rear yard (wood fence replaced in 2016)
* Pie-shaped lot allows for side yard area on each side of pool enclosure
* Mature rear landscaping (hibiscus, ginger), newer front plantings (magnolia, heather)

**SYSTEMS / ENGINEERING**

* Concrete barrel tile roof replaced 2000
* Two zoned HVAC units
  + South unit, new handler & condenser in 2010 (transferrable warranty until 2020)
  + North unit, new handler in 2012, new condenser in 2015 (no current warranty)
* New electrical panel & pool switch in 2011
* Front double entry door replaced in 2014
* Large two-car garage with great storage space
  + Hurricane-rated garage door with automatic opener installed 2003
  + New pedestrian door from garage to side yard in 2003
* Attic fan replaced in 2013
* Driveway resurfaced with pavers in 2009
* Home tented for termite treatment/prevention in 2017 (warranty through January 2018 with opportunity for one-year extension)
* Automatic sprinkler system on reclaimed water with rain sensor
* Gutters/downspouts replaced in 2009

**ROOM DIMENSIONS**

* Living Room: 20’ x 16’ - tile
* Dining Room: 11’ x 13’ - tile
* Kitchen: 15’ x 16’ (Irregular) - tile
* Master Bedroom: 16’ x 17’ (Irregular) - carpet
* 2nd Bedroom: 11’ x 13’ - carpet
* 3rd Bedroom: 13’ x 12’ - carpet

**CARRYING COSTS:**

* Electric: $120-180/month average (Duke Energy)
* Water/sewer/garbage: $110/month average (City of St. Petersburg)
* Lawn care: $175/month plus $160/year for pest management
* Pest control: $300/year
* Homeowner’s Insurance $3,025/year
* Flood Insurance $1,322/year
* Property Taxes (2016): $2,861/year (with Homestead exemption)   
  *Pinellas County Property Appraiser indicates that 2016 taxes with no exemptions would be $6,425/year*
* Optional Broadwater Homeowner’s Association dues $30/year
  + Social events / parties / quarterly neighborhood meetings
  + Quarterly newsletter delivered door-to-door
  + Online neighborhood bulletin board/communication network
  + Neighborhood Watch / Safety Volunteers

***For more photos, survey and Seller’s Property Disclosure visit www.BroadwaterHome.com***