

422 55th Ave. Features

- 5 Bedrooms, 4 Bathrooms, approximately 3,000 heated sq. ft.
- Custom rebuilt on a 90 x 110 Lot with 90 ft. of waterfrontage in Prestigious Brightwater Estates
- Resort Style Waterfront includes dock with boat lift, heated pool & spa, covered outdoor kitchen & patio
- Exceptional Open Floor Plan with the open kitchen & living area as the heart of the home.
- Gourmet kitchen, living area & dining area all face Boca Ciega Bay
- Soaring 12 ft. Ceilings with 10 Ft. hurricane rated impact resistant Sliding Glass Doors
- Hurricane rated impact resistant windows throughout
- Owner's Bedroom suite features Incredible views of Boca Ciega Bay, wooden vaulted ceilings, walk-in closet, ensuite bathroom with dual vanity, water closet, shower & soaking tub.
- Five bedrooms total, three with ensuite bathrooms.
- Butler's Pantry with refrigerator & cabinetry
- Laundry room with sink & cabinetry
- Exquisite fixtures, Plantation shutters, Leathered Granite & Quartz throughout
- Double glass door entry into foyer
- Intoxicating views of Boca Ciega Bay
- 2 car garage with Paved circular driveway & outstanding curb appeal
- Tropical landscaping
- Located in the heart of St. Pete Beach, close to local dining, entertainment, shopping and one of the most beautiful white sandy beaches along our coastline.
- Easy access to the interstate highway, Downtown St. Petersburg, the Tampa Airport & more.

Systems & Appliances

- 2 Navien Tankless Gas Water Heaters
- 2 Elevated ACiQ Air Compressors
- Two ACiQ, 3 Ton Air handlers
- LG ThinQ French door refrigerator
- Bosch convection oven & microwave
- Bosch 5 Burner Gas Cooktop
- Bosch dishwasher
- Insinkerator Garbage disposal x 2
- Gas Dryer connection
- Electric Decorative Fireplace with heating
- Concord 4 Alarm System

Pool & Spa Features

- Natural gas heated Saltwater Pool with Spa & Sunshelf
- Pool measures approximately 15 x 35; Spa 6 x 8
- Pool depth 4-5 ft deep
- Jandy Pool & Spa Heater
- Midnight blue pebbletec finish
- Travertine surround & Covered Patio
- Built in outdoor kitchen with Coyote gas grill, hood, refrigerator & sink

Boat Dock & Lift

- Composite wood Dock with 16,000 lb Boat lift with Water & Power
- Currently has 30 Ft. Grady White 307 Split Console, Hull draft 22"
- Depth at low tide is believed to be 3-4 ft at the lowest tide. Homeowners have never had an issue accessing the boat lift with their current vessel.
- Jetski lift (non-permitted, inoperable condition)

2017 Remodel & Scope of Work:

Cut center of house and raise the roof to 12 Ft. ceiling with open floor plan. Convert existing garage into 4th bedroom with bathroom accessible to the pool. Construct new 2 car garage. Created 2993 sq. ft.

Create a 2993 sq. ft. home with 5 Bedrooms, 4 bathrooms 2 car garage with pool, dock & 16K lb boat lift

Improvements:

- Cut slab to replace rusted pipe sewage lines
- Removed all interior plaster on exterior walls
- Replaced all electrical wiring & breakers
- Replaced all water supply lines
- Sprayed Isonene on ceilings
- Strapped existing trusses to exterior walls
- Replaced AC vents throughout
- Prewired whole house for Control 4 system
- Installed new flat tile roof
- Installed ceramic tile flooring throughout home
- Installed hurricane rated impact resistant windows and doors
- Installed hurricane rated garage door
- Remodeled Pool & Spa
- Replaced Dock

2025 Post Hurricane Repairs

- Cut Drywall 4 Feet from finished floor
- Replaced all electrical wire and plugs below 4 ft. line
- Replaced Both AC Units
- Replaced Both Tankless Water Heaters
- Replaced all lower cabinets throughout home
- Replaced all pool equipment
- Replaced all appliances
- Replaced water softener
- Replaced outdoor kitchen and equipment

Operating Costs

Landscaping	Aprox. \$160 mo.
Pool	Aprox. \$155 mo.
Water	Aprox. \$177 mo.
Garbage	Aprox. \$20 mo.
Electric	Aprox. \$200-\$500 mo. depending on season, \$500 Peak Summer Months
Natural Gas	Aprox. \$35 mo.
Flood Insurance	Currently \$5,884 year (<i>assumable, \$250K Building & \$100K Contents</i>)
Homeowners & Wind Ins	Currently \$11,079.50 year

For aerial video, video walkthrough, floor plans, details and more visit: www.422-55thAve.com/idx

Paradise found on Boca Ciega Bay. Exceptional home located in one of the most desirable neighborhoods in St. Pete Beach. This custom rebuilt home represents a dream fulfilled. Throughout an extensive renovation, the owners carefully thought about every detail in designing the perfect luxury home for their family where all of their needs were met. 5 Bedrooms, 4 bathrooms, approximately 3000 sq. ft. of heated living space all on one level. Expansive & sensible open floor plan with 12 foot soaring ceilings, 10 Foot hurricane rated impact resistant sliding glass doors allow the intoxicating water views of Boca Ciega Bay to enter into their home. Relaxing owner's retreat. Resort Style Pool & Spa with covered patio & outdoor kitchen. Fireplace, Laundry room, Butler's pantry & 2 car garage. This home has it all. Located in the heart of St. Pete Beach, close to local dining, entertainment, shopping and one of the most beautiful white sandy beaches along our coastline with easy access to the interstate, Downtown St. Petersburg, the Tampa Airport & more. Please see the full feature sheet as there are too many features to list. It will be difficult to find a more comfortable floor plan.(See floor plan attached) Enjoy the aerial video to gain a true understanding of this breathtaking waterfront location on Boca Ciega Bay, just Steps to the Beach. Although this is a hard house to say goodbye to, the owners are ready to pass this very special home on to the new owners. Are you ready to fulfill your waterfront dream? After viewing the virtual tour, call today for a personal tour.