



2022



The Broadwater Breeze

www.broadwaterfl.org

News and information for the Broadwater Community in St. Petersburg, Florida

19TH ANNUAL BROADWATER HOLIDAY PARTY & ANNUAL MEETING

Saturday Dec. 10th 6:15 PM
National Guard Armory
3601 38th Ave S

Our Annual Holiday Party is sure to be a great time!! We will have a DJ, photo booth, magic show, door prizes, 50/50 raffle and some great food and drinks!!

We will be holding our Annual Meeting including electing our 2023 Board of Directors and taking donations for our National Guard Ham, turkey, fried chicken and beverages will be provided. You may bring an appetizer or side dish to share.

Be sure to **RSVP by December 3rd** at www.broadwaterfl.org or leave your name, address, phone number, # of adults & children and type of dish you will bring at 443-570-3833.

NATIONAL GUARD DONATIONS

We are once again showing our support for our local National Guard Families by taking donations for the holidays. Broadwater will match your donation dollar for dollar. Please bring your cash or check donation (made out to NCO Club) to the Holiday Party. You may also mail or drop off your donation to our Treasurer Jon Kind at 4179 38th Way S. prior to December 10th. Thanks for supporting our neighbors who have always supported Broadwater!

We look forward to seeing you there!!

12th Annual Broadwater BOAT PARADE OF HOLIDAY LIGHTS SATURDAY DEC. 17TH

Join us on the sea or the land for the 2022 Broadwater Boat Parade starting at 6:45 PM. We wish to thank John and Sue O'Conner for organizing the past Boat Parades as this event has become more popular every year! Sean Nyitray will organize the event going forward. **All of Broadwater can view the parade at the Canizares property** by entering via the gate at the west end of 42nd Ave S (same as the Halloween party). The route will be the same as last year. Map and voting information will be posted at www.broadwaterfl.org and Nextdoor and sent out via Infolink email. **Parade Participants will be able to attend the pre-parade party at Tiki Docks and the always fun post parade celebration and awards ceremony following.** Enter your boat by emailing Sean at broadwaterholidayboatparade@gmail.com



SAVE THE DATE

Holiday Events

Dec 10: Holiday Party & Annual Meeting
6:15 PM at National Guard Armory
Dec 17: Holiday Boat Parade 6:45 PM
Dec 23: Holiday Golf Cart Parade &
Helping Hands Caroling 7 PM

2023 (Subject to Change)

Jan 26: Board of Directors Meeting
Feb 6: Spring Broadwater Breeze Deadline
Mar 2: General Meeting
Mar 11: Neighborhood Garage Sale

4TH ANNUAL HOLIDAY GOLF CART PARADE DEC. 23RD 7:00 PM

The Golf Cart Parade **will not cover every street** in Broadwater this year in order to avoid streets with low trees. If you are on the north side of Broadwater, we encourage you to line up along 42nd Ave S to view. The route will start on 37th St S then turn west on 42nd Ave S to the end and turn back east on 42nd Ave S and proceed to 48th Ave S, finishing on the streets off 46th Ave S and ending in the cul-de-sac on 38th St S. A detailed map will be posted for viewers with voting information. **This is a great night to organize a block party on your street!!** If you are interested in decorating your cart and joining, email aliciajoyn-er727@gmail.com. If you do not have a golf cart, perhaps you have a friend with one or you may be able to find one to rent at St. Pete Elite Golf Carts at 727-200-7732.

HELPING HANDS HOLIDAY CAROLING DEC. 23RD

We will be combining the Caroling Tour with the Holiday Golf Cart Parade this year!

Broadwater residents can enjoy an extra holiday treat on Friday December 23rd as the Broadwater Carolers will also make their rounds to spread holiday cheer. Keep your eyes and ears open for this Caroling trolley funded by a mini-grant from the City of St. Petersburg. **The trolley route and stops will be posted on Nextdoor, the Broadwater Website and via Infolink email closer to the event.**

Raw Oysters
Flatbreads
Tacos

WE HAVE STONE CRAB

Billy's
STONE CRAB
OLD-FLORIDA SEAFOOD HOUSE

WATERFRONT RESTAURANT
SERVING FRESH LOCAL SEAFOOD & MORE!
FRESH GROUPER DINNER W/SIDES

**1 1/4lb Maine Lobster
Specials (at-a-carte)**

VIEW THE GULF SUNSET FROM OUR OUTDOOR ROOF TOP BAR!

ONE COLLANY ROAD, TIERRA VERDE
On the Road to Fort DeSoto Park
727-866-2115



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The Manhattan offers membership-exclusive active living with resort-style amenities and unparalleled concierge services.

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727-346-8633 ■ ManhattanStPete.com/discover

Join us for brunch to learn more!



From The BCA Board



We are saddened by the recent passing of **Lee Krueger** who was a long time Block Captain and Board Member. Lee and her surviving spouse Paul have been a mainstay in making Broadwater great by volunteering for clean ups and social events for the last 25 years. We will miss Lee's laugh and wonderful smile!

We will end 2022 with a flurry of activities much like our Halloween Party on October 29th! That event drew a huge crowd and was a success thanks to **Sean & Jennifer Nyitray** and their many volunteers! We are grateful to the Canizares family for allowing us to utilize their wonderful property for the Halloween Party and Holiday Boat Parade on December 17th. **They make it possible for everyone to enjoy these great neighborhood events.** Our Holiday Party & Annual Meeting on December 10th will be fun for all ages with some new twists this year! Please plan to attend especially if you are new to Broadwater. We will have the election of the 2023 Board and will collect and match donations for our National Guard families. Don't miss our popular Annual Boat and Golf Cart Parades. **These are two great events for blocks to gather and hold a viewing party!** See details on all events elsewhere in this newsletter and on the website. Thanks to all our wonderful volunteers who make things happen in Broadwater and the Skyway Marina District!! Everything we do to make Broadwater great is made possible by our dues paying members and our loyal advertisers who underwrite our activities and the Broadwater Breeze. The 2023 membership form is enclosed so please fill it out and send in your \$40 (or more if you care to) or bring it to the Holiday Party. **We are also seeking some new younger candidates for the Board of Directors.** Here's to a safe Holiday Season and a prosperous 2023.

Tom Ando
BCA President

BEAUTIFICATION AWARD WINTER 2022

We do not have a Winter award winner but will have two in the Spring edition. One home will be awarded with the Holiday Decoration Award. Be sure to participate in our voting for best decorated home. Details coming on the website, infolink email and Nextdoor.



Mary Lisan, Maria Roesner, Katie Root and Evelyn Hill make up the Welcome Aboard Committee. They handle the important task of making sure our new neighbors receive a proper welcome. If you are new to Broadwater and have not been contacted by Welcome Aboard, please email infolink@broadwaterfl.org with your contact information so that we can let you know about all of the things that make Broadwater such a great neighborhood and provide you with some welcome gifts. **Any resident can let our Welcome Aboard ladies know about a new resident via email at infolink@broadwaterfl.org**

A Warm Welcome to our Newest Neighbors

Mark & Holly Tutun 4360 39th St S
Mark & Maria Campbell 4310 40th St S
Greg & Samantha Hathorn 4360 38th Way S
Tom & Marita Sunnarborg 4425 46th Ave S



Deck The Canals

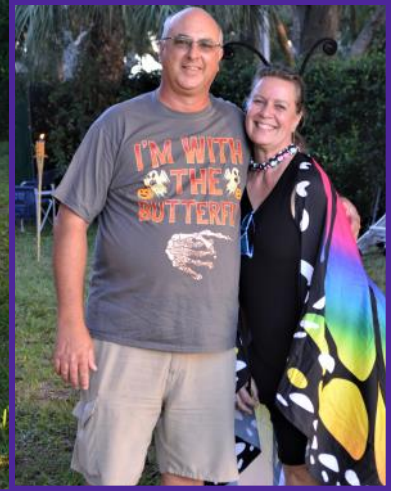
We are encouraging all waterfront homes to decorate their backyards for the Holidays. Let's light up the canals for the season and the Broadwater Boat Parade on December 17th!!





9TH ANNUAL HALLOWEEN PARTY

October 29th was a fantastic night at the Canizares property to celebrate Halloween!! We hosted 90 children and 175 adults for a night of costumes, music, food and drink, a scary hayride, and a movie. Broadwater residents along with their kids and grandkids enjoyed the spooky scenery and neighborly gathering. A huge thank you to **Sean & Jennifer Nyitray** for organizing this event. Special thanks go out to **Charlotte Gottlieb, Riley Lancaster, and Emma Harris** for taking care of the kid's table, bar-tenders **Don & Mel Moss**, photographer **Chuck Goes** and **Kevin Lampman** for providing the PA system and the fantastic lighting for the haunted trail!! We wish to thank the **Canizares Family** for their gracious hospitality in providing this unique venue along with the following people who also helped make this event a success: **Richard Ruiz, Heidi Burg, Cathy Irwin, Phil Wilberg, Tom & Dana Ando, Kevin Webb, Anne Gottlieb, Katie Willis, Jerid Fortney, Diana & Al Forbes, Chuck Blumenkamp, Mike Zito, Kelly Ruoff, Janice & Billy McWilliams, Amanda Dale, Jack Stegall, Keith Nuhfer, Tammy Guthrie, Eddie Miller, Lauren Johnston, Tony Wolz, Harper Trosclair, Ella Huegel, Barbara Boryslowski, Jeff & Lauren Trosclair, Louis & Mary Beth Castaneda, 3 Daughters Brewing and M2 Promotions.** Thanks to all who attended and especially our paid Broadwater Members who support all of our social events. Photos can be viewed and downloaded at www.broadwaterfl.org





BROADWATER
HUMP DAY HAPPY HOUR

If you are looking for an opportunity to meet your Broadwater neighbors, please attend Hump Day Happy Hour. This casual group was created by two neighbors that wanted to meet and socially connect with other Broadwater neighbors. The group has grown in popularity and is a fun time for all, especially if you are new to Broadwater. The group moves around to support local businesses and meets every other Wednesday from 5:45pm - 7:00pm. **Stay tuned for 2023 dates and locations to be announced via infolink email and www.broadwaterfl.org**



Stunning Waterfront in Broadwater



3888 46th Ave S

Have you considered selling but unsure of the current market? Experience matters - there is a difference!



COMPASS

727-501-6164

Bring on the fun!

4th Annual Golf Cart Parade Dec 23rd!

For rentals contact:

St. Pete Elite Golf Carts

727-200-7732

Located on St. Pete Beach

Free delivery with 2 day + rental or drive it back yourself (fully street legal)

JEFF JOYNER
GROUP

BUY • SELL • INVEST

THE Real Estate Report

Prepared exclusively for the Broadwater / Maximo neighborhood by Sharon Simms, CIPS, CLHMS, CRS

Fourth Quarter 2022

10 Quick Tips For Easier Downsizing

What to keep and what to toss can be a difficult, and sometimes painful, decision. The editors at *after55.com* offer these 10 tips:

Don't do it alone. Get the kids involved. Half the stuff in your home is theirs anyway! Ask them to help you sort through it.

Give stuff away. If you will no longer need a lawnmower, why keep it? The same goes for only you know what else!

Tackle one space at a time. Staying in one room, or even one closet at a time will help you stay focused.

Decide what to do yourself. There are some areas, like the bathroom cabinets, that nobody can help you with.

Set a timer. When sorting, setting a timer will get you going but also set a time to stop.

Make three piles. Toss. Keep. Maybe.

Ask yourself, how often do I use this? Really use it—not just once or twice a year. Unless it's a family heirloom, or a tradition, let it go.

Disperse and dispose. Once you've sorted through your treasures, begin to toss, gift and donate.

Throw a packing party. Take your friends or the kids up on offers to help, and make it a party!

MARKET MUSINGS...

So far this year there have been 19 waterfront sales, ranging from \$1,100,000 to \$2,225,000 with an average of \$1,505,529. The same period last year had 17 sales, ranging from \$595,000 to 1,800,000 with an average of \$1,083,918. Wow - an increase of 39%. 58% of the sales were for cash.

Sales ranged from 88% to 110% of last listing price, for an average of 98% of list price. Average days from listing to contract was 19 days. Of the 19 sales, there were 19 different selling agents. As of November 15th there were 5 active waterfront listings, ranging from \$1,299,900 to \$3,995,000. All of the waterfront sales this year have been over \$1 Million.

This year there have been 7 non-waterfront sales, ranging from \$590,000 to \$815,000 with an average of \$692,500. The same period last year there were 8 sales,

ranging from \$460,000 to \$789,000 with an average of \$600,500. This is an increase of 15%. 38% of the sales this year were cash.

Sales ranged from 96% to 103% of list price, with an average of 100%. Average days from listing to contract ranged from 3 to 41 days and averaged 16 days. Of the 8 sales there were 8 different selling agents. As of November 15th there was 1 active listing, at \$619,000. There was one contract pending, listed at \$570,000.

Tampa Bay homeowners must now earn 6 figures. According to a study by Redfin, residents in the Tampa Bay metro area must earn 62.4% more than they did last year to buy a home. The real estate

See Musings, next page



SHARON SIMMS
Waterfront Specialist



The SIMMS Team

727-898-2582

info@simmsteam.com

www.SimmsTeam.com



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Statistically Speaking

These figures show the current market and the recent **Broadwater** sales history according to the Multiple Listing Service (MLS). Prices vary by size, condition and location, so the \$/sq ft has a tremendous range and is “nice to know” rather than a useful function.

Broadwater: Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 11/15/22	5	\$1.299M	\$3.995M	\$2.068M	631
Pnd 11/15/22	1	\$1.489M	\$1.489M	\$1.489M	637
Sold YTD 22	19	\$1.1M	\$2.25M	1,505,529	715
Sold 2021	20	595,000	1,800,000	1,070,730	357-696

Non-Waterfront

	#	\$Low	\$High	Avg	\$/SF
Avail 11/15/22	1	619,000	619,000	619,000	493
Pnd 11/15/22	1	570,000	570,000	570,000	276
Sold YTD 22	8	590,000	815,000	692,500	355
Sold 2021	8	460,000	789,000	600,500	173-412

Many people ask us about market activity in neighboring communities as well. Here is a look at what’s happening on the waterfront (navigable to the Gulf) in some other popular areas.

Active & Pending as of 11/15/22

Sold YTD 2022

Sold 2021

Neighborhood	#	\$Low	\$High	#	\$Low	\$High	#	\$Low	\$High
Broadwater	6	1,299,000	3,995,000	19	1,100,000	2,225,000	20	595,000	1,800,000
Bayway Isles	3	1,295,000	3,990,000	5	2,125,000	5,750,000	11	1,100,000	4,000,000
Causeway Isles	5	1,200,000	2,995,000	13	894,768	3,458,955	16	750,000	1,650,000
Pasadena Yacht & CC	1	3,095,000	3,095,000	4	1,490,000	3,380,000	19	949,000	3,999,000
Pinellas Point/Bahama Sh	5	1,124,900	4,795,000	10	1,044,500	3,450,000	8	1,044,500	2,265,000
Snell Isle/Coffee Pot	16	2,950,000	15,500,000	10	1,150,000	4,890,000	32	1,285,000	6,500,000
St. Pete Beach/PAG	26	1,499,900	9,999,000	49	975,000	4,400,000	96	500,000	8,200,000
Tierra Verde	11	1,699,000	12,999,000	18	1,700,000	9,950,000	20	799,900	2,495,000
Treasure Island	24	899,000	5,995,000	43	799,999	4,450,000	68	675,000	4,000,000
Venetian Isles/Arrowh.	7	1,375,000	4,500,000	27	1,000,000	4,500,000	34	685,000	3,900,000
Yacht Club Estates	4	1,450,000	3,599,000	16	966,000	3,200,000	19	800,000	2,950,000

Our family real estate team is committed to providing outstanding service, market knowledge, negotiation skills and discretion.

Contact us today to find out how we can help you sell your home or find you the perfect new one.
727.898.2582 or info@simmsteam.com



The Simms Team sells real estate, and they're good at it. Just ask your neighbors!

Musings (cont'd from page 1)

platform’s statistics show that in 2021, homebuyers needed to make \$62,615 annually. That number is now up to \$101,682. Tampa residents saw the nation’s fourth-largest increase, and eight Florida cities made the top 15.

Inventory and mortgage rates are increasing - availability and pricing are still problems for buyers - there’s so little inventory. We’re doing more counseling and advising than marketing on our listings. With multiple offers still in play, it’s important to determine which is the most likely to close, and at the offered terms. Highest is not always best.

Happy Holidays!

-Sharon



MEET THE TEAM

Sharon Simms

CIPS, CLHMS, CRS

Tami Simms

CIPS, CLHMS, CRS

We take our profession seriously and are proud to have earned these well-regarded designations:

Certified International Property Specialist (CIPS)

Certified Luxury Home Marketing Specialist (CLHMS)

Certified Residential Specialist (CRS)

and we couldn’t do it without

Amy Dinovo

Team Transaction Manager



THE SKYWAY MARINA DISTRICT

The SMD is in high construction mode now as we see the Skyway Mall rising with Marina Club Apartments, Fifth Third Bank, The Manhattan, Maximo Storage and a restaurant yet to be named. Zaxby's and Mavis Tire & Brake are also under construction. There is a strong desire for businesses looking to join in on the growth of the SMD. Our Food Truck and Cornhole events continue to bring folks to the District as well as Saturday Morning Shoppe and Vintage Marche monthly events. **The District relies on volunteers and your support of local businesses.** To volunteer for a committee or any future events, contact Misty at director@skywaymarina.org or 727-466-7173. **Stay connected via the Facebook Page or at skywaymarinadistrict.org**



BROADWATER MONTHLY WALKS

4th Saturday of every month at 9 AM. Check the Broadwater website for updated dates. This program was started by

Healthy St. Pete, which is a City of St. Petersburg initiative led by the St. Petersburg Parks and Recreation Department. The mission of Healthy St. Pete is to build a culture of health in our city by making the healthy choice the easy choice through a collaborative, community effort. The route for our walk will start at [Tropical Smoothie](#) and is great for all ages and levels, including your furry friends. We will have approximately a 2-mile round-trip route mapped out, however, participants may go as far as they would like. We will end with a relaxing stretch and breathing session. Meet your neighbors, dust off your walking shoes, and enjoy a wonderful way to start your weekend in the Sunshine City! **Contact Kristen Mory, Neighborhood Wellness Champion, at kristenmory@yahoo.com or 727-688-9597 if you have any questions.**

HELP KEEP DEBRIS OUT OF OUR WATERS

We need to be sure to keep trash and yard waste from entering our waterways. Pick up trash as you walk the neighborhood and keep yard waste out of the gutters and canals. Make sure your lawn service knows that you they should not be directing yard waste into the canal or leaving it in the gutter. Yard waste contains chemicals that can lead to algae blooms and fish kills. In order to protect our waters let's be proactive and make sure that all of us and our lawn

services are aware of these requirements. **If you observe illegal activity, you should make the person aware and if it continues you should report it to 727-893-7111 or on the SeeClickFix App. Together we can keep our waters clean!**



2023 Board of Directors will be elected at the December 10th Annual Meeting.

Visit www.broadwaterfl.org for updated list of 2023 Board of Directors



We Want You

To Join Our

Board of Directors

Now Accepting Nominations for the 2023 Broadwater Board of Directors

Contact Tom Ando

tando1@tampay.rr.com

Or 727-638-1421

NICK GIACCONE
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St. Petersburg Florida 33701



BROADWATER

MEMBERSHIP 2022



Thanks to our **365 paid members in 2022 (69%)** who support the Broadwater Civic Association. **The 2023 membership form is included in this newsletter.** \$40 per year is quite a bargain for everything you get throughout the year! Please feel free to add a donation to your membership fee to allow us to do more to improve our already great neighborhood. Please mail it in the envelope provided or pay in person at the Holiday Party on December 10th

Please be sure to fill out your membership form completely even if your information has not changed. This will ensure that we have your information up to date. Please insert it in the envelope and bring it with you if you choose to pay in person.



CONNECTING WITH BROADWATER



Broadwater has several tools to stay informed and also network with neighbors. We encourage you to use these tools to keep up to date with everything going on in Broadwater.

Website: www.broadwaterfl.org should be your first stop if you are looking for event information and answers to neighborhood or city questions. The Resources and Useful Links Tabs is a great place to start when you need answers.

Nextdoor Broadwater is a free private network, limited to just Broadwater subscribers, that connects Broadwater neighbors. **You are able to post events, items wanted or for sale, crime and safety alerts, recommendations for local businesses and more.** Nextdoor is also a great place to post about lost or found pets and suspicious activity you may see. To join, request invitation by emailing your name and address to infolink@broadwaterfl.org. For tips on how to adjust your Nextdoor settings go to www.broadwaterfl.org and look under the Resources Tab near the top of the home page.

Broadwater Infolink is an email service used to communicate information to residents of Broadwater usually once or twice a week. Infolink emails are sent via Mailchimp which is a mass email service that allows us to reach over 400 subscribers in one shot. **To subscribe go to www.broadwaterfl.org and click on the Contact Us tab or email your name, address, phone number to infolink@broadwaterfl.org** Your information will be kept confidential so you will not receive spam or advertising e-mail. **If you have registered for Infolink and have not received any emails recently, please email us at infolink@broadwaterfl.org to let us know.**



FAMILIES OF BROADWATER

Connect with other families in Broadwater by joining this private group on Facebook. This is a great way to communicate and socialize with neighbors who are also raising their kids in Broadwater!

BROADWATER HELPING HANDS

If you or a neighbor in Broadwater needs a helping hand or you would like to be a Helping Hands volunteer, please contact Kristen Mory at 727-688-9597 or kristenmory@yahoo.com



TRASH & RECYCLING GUIDELINES & TOOLS

By city ordinance, customers may place both trash and recycling containers at the curb as early as 7 PM the night before collection. Containers must be moved from the street and placed by the side or rear of the customer's residence by 7 PM the day of collection. Ever miss your scheduled pick-up due to a holiday? Download the St. Pete Collects App at Google Play or Apple Store. St. Pete Collects provides personal reminders before collection days and automatic notifications when holidays or bad weather impacts your schedule. Make recycling easy with mobile collection events, tips for a greener lifestyle and our Waste Wizard to look up accepted materials.

BROADWATER NEIGHBORHOOD WATCH



The holidays typically bring an uptick in crimes of opportunity. Be sure to secure your vehicles and garage doors when unattended and do not leave valuables visible. Alert your contractors (and other visitors) to do the same as criminals have been known to roam the neighborhood during the day looking for targets. **We ask that you report anything suspicious to the SP Police at 727-893-7780. You can also help by joining the Broadwater Neighborhood Watch by contacting Mark Ewin at 727-804-3828 or ewinml@msn.com.**

We wish to thank our current Broadwater Patrollers for their time and efforts. If you see a neighborhood patroller, please take the time to thank them for their efforts and always remember **“Don’t Feed the Bears”** Many crime prevention and reporting tools can be found at www.stpete.org/police

BLOCK CAPTAINS



Broadwater’s 23 Block Captains are your street level representative and an integral part of Broadwater. They are your first point of contact for information and issues that may arise on your street. Many of our captains have served for over 20 years!! They also deliver your newsletter and other information as needed. If you do not know who your Block Captain is, go to www.broadwaterfl.org and look under the Contact Us tab near the top of the page.

The top Block Captains for membership in 2022 were Tom Ando (4400-4597 38th St. S & 37th St S) at 91%, Jean Sheahan (4300-4590 43rd St S), Rich & Kristina Burger (4300-4591 39th St S) and Tom Hobgood (4300-4593 40th St S) all at 81% and 9 Block Captains between 68% and 80%! Thanks to all our Block Captains for making Broadwater a great place to live!!

LITTLE FREE LIBRARIES

The Little Free Library is a great place to find a book and also leave a book for someone else to enjoy. We have two Little Free Libraries in Broadwater located at **4148 41st Circle S** thanks to **Louis & Mary Beth Castaneda** and **3928 46th Ave S** thanks to **Frank McKinney**!!



CRIME AND CODES REPORT MONITORING TOOL

Stat Map is an interactive tool that displays the locations of citizen requests submitted to the Mayor’s Action Center and via SeeClickFix, as well the locations of code violations and police calls for service. This tool allows you to view the concerns people in and around your neighborhood have, create alerts for any new reports, and see changes over time. You can also highlight specific activity in council districts and neighborhoods. Under Pins, you can see the trends in reports for Police Calls, Code Violations or SeeClickFix. Create an alert for a particular area by creating an account, typing an address or selecting an area. You can then decide how big you want to make your watch area. Stat Map will give you greater access to the information the city collects, while showing trends within our community. You can download Stat Map and view a tutorial at www.stpete.org/police

SeeClickFix CITY OF ST. PETERSBURG

Download SeeClickFix on your phone to report any codes issues. You can take a photo of the issue and submit with the location to be handled by the appropriate agency and department.



Injured Bird, Who Do You Call?



Birds in Helping Hands are a licensed wildlife rehabilitator located in Seminole providing 24/7 wildlife care. If you find injured or orphaned wildlife on the west central coast of Florida, call Shelly at 727-365-4592. We have a volunteer in Broadwater that Shelly can contact for quick response. More info can be found at <https://birdsinihelpinghands.org/>

Please Remember To Thank and Support Our Broadwater Breeze Advertisers

ARE YOU READY FOR THE HOLIDAY SEASON?




Greeting Cards, Party Invitations,
Thank You Cards and More!
We can even mail it for you!




727.743.0913 • PCPSiPete.com
6541 44th Street North, Suite 6002, Pinellas Park, FL 33781

SCENE IN BROADWATER

Share your photos of anything Broadwater via email infolink@broadwaterfl.org and you may see it in the Broadwater Breeze or on the website for all to see what Broadwater has to offer!

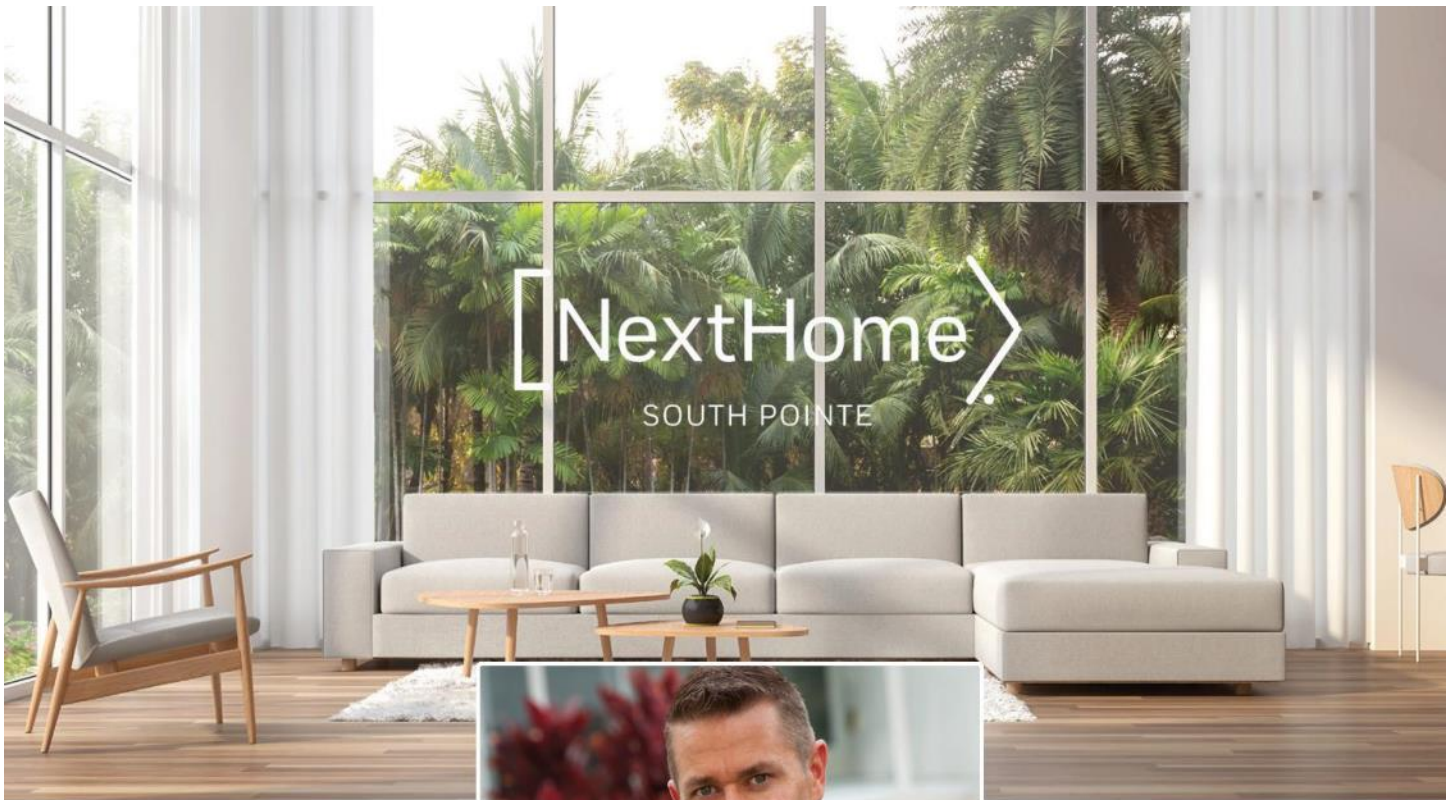


FOOD TRUCK

UPCOMING DATES



November 17th	January 12th
December 1st	January 26th
December 15th	February 9th
	February 23rd



KENT RODAHAVER

Certified Luxury Home Marketing Specialist • CASAN Collection Luxury Certified

Recognized as one of Tampa Bay's Top Residential
Real Estate Agents by the Tampa Bay Business Journal



Consistently in the Top 1% Nationwide



727-301-7300
Kent@NHSouthPointe.com
SunshineBayLife.com



Debbie Zito & St. Pete Team

ABR, CRS, SRES, CSP, CNE, CLHMS

727.865.TEAM

Brokered
By:



Have you been thinking about selling your home? Although prices are stabilizing, there is always a demand for Waterfront Properties! I have lived in Broadwater since 2008 and absolutely LOVE this neighborhood!!! Nobody advocates and appreciates Broadwater like I do!



4360 39th St S
3 Bed | 2 Bath | 2,489 SF
Last Listed @ \$1,875,000



3801 48th Ave S
4 Bed | 2 Bath | 1,867 SF
Last Listed @ \$1,450,000



4300 39th St S
3 Bed | 2 Bath | 2,445 SF
Listed @ \$1,699,000

Waterfront Properties Sold and For Sale by Debbie & her team 2022 YTD



4401 45th St S
3 Bed | 2.5 Bath | 2,739 SF
Last Listed @ \$1,830,000



4385 48th Ave S
3 Bed | 3 Bath | 2,739 SF
Last Listed @ \$1,675,000



5820 Bahama Shores Dr S
Bahama Shores
3 Bed | 2 Bath | 1,879 SF
Listed @ \$1,499,000

BayshoreToTheBeaches.com