

**TB8475019 851 BRIGHTWATERS BLVD NE, ST PETERSBURG, FL 33704**



**County:** Pinellas  
**Subdiv:** SNELL ISLE BRIGHTWATERS SEC 1 REP  
**Subdiv/Condo:**  
**Beds:** 5  
**Baths:** 5/1  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Lot Features:** Flood Zone, In City Limits, Landscaped, Near Golf Course, Near Marina, Sidewalks, Street Paved  
**Total Acreage:** 1/4 to less than 1/2  
**Minimum Lease Period:** No Minimum  
**Garage:** Yes **Attch:** Yes **Spcs:** 3  
**Garage/Parking Features:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Ground Level  
**Assigned Spcs:**  
**LP/SqFt:** \$1,031.44  
**Home Warranty Y/N:**No  
**New Construction:** No  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:**AE  
**Builder Name:** WINDSTAR

**Status:** Active  
**On Market Date:** 02/12/2026  
**List Price:** \$7,250,000  
**Year Built:** 2007  
**Special Sale:** None  
**ADOM:** 1  
**CDOM:** 1

**Pets:**  
**Max Times per Yr:**  
**Carpport:** No **Spcs:**

**Heated Area:**7,029 SqFt / 653 SqM  
**Total Area:** 8,842 SqFt / 821 SqM

Exceptional Waterfront Estate | Higher Elevation at 8.5' and 21' | Luxury Living | Downtown St. Petersburg This exceptional Windstar waterfront estate, originally built in 2007 and completely reimagined in 2020–2021, offers timeless design, modern technology, and lasting value in one of St. Petersburg’s most desirable neighborhoods. Situated on one of the highest elevations on Brightwaters Boulevard, this solid block-constructed residence provides peace of mind in all weather conditions. A whole-home generator ensures uninterrupted comfort, while storm-hardened construction adds long-term security and resale value. Enter through the private front courtyard into a home thoughtfully designed for luxury living and effortless entertaining. Imported cabinetry from the Netherlands, hidden drawer systems, and premium finishes reflect European craftsmanship throughout. The chef’s kitchen features: -Miele appliances -Induction cooking -Ebony walnut built in refrigerator -Instant hot water -Ebony walnut wood finishes -The open-concept layout flows seamlessly into the living area and outdoor kitchen, creating the perfect setting for waterfront entertaining and everyday relaxation. The MAIN LEVEL includes: - Two executive offices - Formal dining and breakfast nook - Wine display - Laundry room and drop zone - One en-suite bedroom - Private-entry casita ideal for guests, multigenerational living, or rental potential UPSTAIRS, the primary suite is a private wellness retreat designed by renowned spa architect Alberto Apostoli, featuring: -Turkish bath -Sauna - Abachi wood shower -Spa-inspired finishes Step onto your private balcony and enjoy tranquil water views, with frequent sightings of manatees and dolphins along your deep, protected dock. The SECOND FLOOR also offers: -Two additional en-suite bedrooms -Flex/media room -Second laundry area -Italian Elm flooring by Garbelotto and designer lighting from Belgium and the Netherlands further enhance the home’s bespoke character. -Located just 1.3 miles from vibrant downtown St. Petersburg, this property delivers the perfect balance of private waterfront living and easy access to dining, arts, shopping, and marinas. North Shore Park is only a short bike ride away. With higher elevation [8.5' and 21'] , turnkey condition, storm-resilient infrastructure, and premium waterfront access, homes of this caliber are increasingly rare. This residence represents both an extraordinary lifestyle opportunity and a strategic long-term investment in one of Florida’s most resilient luxury markets. St. Petersburg has been recognized as one of the “Top 15 Happiest Places in the U.S.” and this home positions you at the center of it all. Schedule your private showing today and experience elevated waterfront living at its finest.

**Land, Site, and Tax Information**

**Legal Desc:** SNELL ISLE BRIGHTWATERS SEC 1 REPLAT NW'LY 52.53FT OF LOT 58 & SE'LY 35FT OF LOT 59  
**SE/TP/RG:** 08-31-17  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [08-31-17-83322-000-0580](#)  
**Taxes:** \$59,886  
**Homestead:** Yes

**Ownership:** Fee Simple  
**Flood Zone:** AE  
**Floors in Unit/Home:** Two  
**Book/Page:** 13-49  
**Total # of Floors:** 2  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Lot Dimensions:** 87x150  
**Water Frontage:**Yes-Canal - Saltwater  
**Water Frontage Lengths (in feet):**  
**Canal - Salt Water** 87  
**Water Access:** Yes-Bay/Harbor, Gulf/Ocean to Bay  
**Water View:** Yes-Bay/Harbor - Partial, Canal

**Zoning:**  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2025  
**AG Exemption YN:**  
**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**Flood Zone Date:**  
**Floor #:**  
**Census Block:**  
**Bldg Name/#:**

**Block/Parcel:** 8332  
**Front Exposure:** Southwest  
**Lot #:** 58  
**Other Exemptions:**  
**Flood Zone Panel:**  
**Planned Unit Dev:**  
**Census Tract:**

**Lot Size Acres:** 0.30 **Lot Size:** 13,264 SqFt / 1,232 SqM

**Water Extras:** Yes-Lift, Sailboat Water, Seawall - Concrete

**Interior Information**

**A/C:** Central Air, Zoned  
**Heat/Fuel:** Electric  
**Utilities:** Cable Connected, Electricity Connected, Fiber Optics, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Furnishings:** Negotiable  
**Fireplace:** Yes-Gas  
**Heated Area Source:** Public Records

**Appliances Incl:** Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Microwave, Other, Range, Range Hood, Refrigerator, Washer, Water Filtration System, Water Purifier, Water Softener, Wine Refrigerator  
**Flooring Covering:** Engineered Hardwood, Porcelain Tile, Tile  
**Interior Feat:** Built in Features, Crown Molding, Eating Space In Kitchen, High Ceiling(s), In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Other, Sauna, Smart Home, Walk-In Closet(s), Wet Bar, Window Treatments

**In-Law Suite:**Yes **ILS Under Air SQFT:**480 **ILS Total SQFT:**480 **ILS Desc:**1 Bathroom, 1 Bedroom, Attached

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	Second	17x19	Wood	Walk-in Closet	
Primary Bathroom	Second	11x23	Tile	Dual Closets	Bidet, Built-In Shower Bench, Dual Sinks, En Suite Bathroom, Exhaust

Great Room	First	18.2x19.8	Tile		Fan, Other - Specify In Remarks, Rain Shower Head, Sauna, Steam Shower, Stone Counters, Wet Bar Built-In Shelving
Kitchen	First	15x29	Tile		Built-In Shelving, Closet Pantry, Exhaust Fan, Kitchen Island, Other - Specify In Remarks, Pantry
Great Room	First	22x26	Tile		
Dining Room	First	22x19	Tile		
Bedroom 2	First	13x14	Wood	Built-in Closet	
Office	First	16x17	Wood		Built-In Shelving
Sauna	Second	7x13	Tile		Bidet, Breakfast Bar, Built-In Shelving, Built-In Shower Bench, Exhaust Fan, Other - Specify In Remarks, Sauna, Steam Shower, Water Closet/Priv Toilet

### Exterior Information

**Other Structures:** Guest House, Outdoor Kitchen

**Ext Construction:** Block, Other, Stucco

**Roof:** Tile

**Garage Dim:**

**Property Description:**

**Architectural Style:** Other

**Ext Features:** Balcony, Courtyard, Garden, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Sliding Doors

**Pool:** Private

**Pool Dimensions:**

**Spa:** Yes-Heated, In Ground

**Pool Features:** Auto Cleaner, Gunite/Concrete, Heated, In Ground, Lighting, Other, Salt Water

**Other Equipment:** Generator

**Patio And Porch Features:** Covered, Deck, Patio, Rear Porch

**Foundation:** Slab

**Garage/Parking Features:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Ground Level

**Road Surface Type:** Paved

**Horse Amenities:**

**Fencing:** Masonry/Brick

### Green Features

**Disaster Mitigation:** Hurricane Insur. Deduction Qual., Hurricane Shutters/Windows

**Green Water Features:** Irrigation-Reclaimed Water, Whole House Water Purification

**Green Energy Features:** Appliances, Lighting, Thermostat, Windows

**Green Sustainability:**

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

### Community Information

**HOA Pmt Sched:**

**Master Assn/Name:** No

**Condo Fee:**

**Elementary School:** [North Shore Elementary-PN](#)

**Mo Maint\$(add HOA):**

**Master Assn Fee:**

**Other Fee:**

**Middle School:** [John Hopkins Middle-PN](#)

**Master Assn Ph:**

**Housing for Older Per:** No

**High School:** [St. Petersburg High-PN](#)

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** No

**Additional Lease Restrictions:** Please confirm with the city and county for any rules.

### Dock Information

**Dock Y/N** Yes

**Dock Yr Bit**

**Dock Dim** 7' W x 50' L

**Dock Maint Fee**

**Dock Lift Capacity** 16,000

**Dock Description**

Dock - Composite, Dock w/Electric, Dock w/Water Supply, Lift

### Realtor Information

**List Agent:** [Diana Geeqan, PA](#)

**List Agent E-mail:** [DianaGeeqan@gmail.com](mailto:DianaGeeqan@gmail.com)

**List Agent 2:** [Gregory Geeqan](#)

**List Agent 2 Email:** [gregqeeqankw@gmail.com](mailto:gregqeeqankw@gmail.com)

**List Agent ID:** 260037241

**List Agent Fax:** 727-896-1049

**List Agent 2 ID:** 260055239

**List Agent Direct:** 727-424-7771

**List Agent Cell:** 727-424-7771

**List Agent 2 Phone:** 727-460-0714

**List Office:** [KELLER WILLIAMS ST PETE REALTY](#)

**Original Price:** \$7,250,000

**On Market Date:** 02/12/2026

**List Office Fax:** 727-896-1049

**Call Center #:**

**List Office ID:** 260030730

**List Office Phone:** 727-894-1600

**LP/SqFt:** \$1,031.44

**Delayed Distribution YN:** No

**Delayed Dist. Date:**

**Seller Representation:** Transaction Broker

**Occupant Type:** Owner

**Possession:** Close Of Escrow

**Owner:** OWNER OF RECORD

**Financing Avail:** Cash, Conventional

**Realtor Info:** Owner Motivated, Sign, Survey Available

**Confidential Info:**

**Showing Instructions:** Appointment Only, Listing Agent Must Accompany, Use ShowingTime Button

**Showing Considerations:** Security System

**Driving Directions:** 22nd Ave., Northeast the Snell Isle Bridge, turn right on Bandera Way, right onto Brightwaters, home on your left

**Realtor Remarks:** Only buyers with a preapproval letter or proof of funds may schedule is showing; use Showing Time for appointment recordings; all room and home measurements are to be verified by the buyer, listing agent must accompany - use Showing Time to request appointment

**Documents and Disclosures**

Seller Property Disclosure

**Status of Documents and Disclosures**

Attached

### Seller's Preferred Closing Agent

**Closing Agent Name:** Jeanne Threinen

**Email:** [Jeanne.Threinen@fnf.com](mailto:Jeanne.Threinen@fnf.com)

**Address:** 3401 4th St N ST PETERSBURG, Florida 33704

**Closing Company Name:** Fidelity National Title

**Phone:** ?(727) 528-2000?

**Fax:**

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