

\$4,200 - 7019 River Hammock Drive 307, BRADENTON

MLS® #A4541805

\$4,200

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential Lease on 0.87 Acres

TERRACE I AT RIVER STRAND PH II,
BRADENTON, FL

AVAILABLE MONTHS for 2024: May, June,
July, August, September, October, November,
December

AVAILABLE MONTHS for 2025: January, May,
June, July, August, September, October,
November, December

FULLY FURNISHED 3rd FLOOR Rental
available in the sought-after GOLF
COMMUNITY of River Strand! Bring your
clubs and your clothes, we have got the rest
covered!! Enjoy an amazing view of the golf
course and nearby lakes from your 3rd floor
screened in porch. Or head down to the
award-winning clubhouse for dinner and drinks
in between round after round of golf! This
GATED Community features 27
CHAMPIONSHIP holes of golf, 8 lighted
Har-Tru Tennis Courts, lighted Pickleball
courts, a 3500 sq/ft Fitness Center (open 24
hours), two clubhouses, restaurant with
gourmet chef, several bars, and multiple pools
- including a resort-like main pool with poolside
grill, sand "beach", and tiki bar! Or, walk
directly across the street to the community
pool. One small \$535 fee allows you access to
all of these amenities (including GOLF) for the
duration of your tenancy!!

Transfer Membership to the River Strand Golf
& Country Club is AVAILABLE, but optional.
Current rate (subject to change) is \$535 for the
duration of your stay. Please direct any



questions about this membership directly to River Strand Golf & Country Club.

This FULLY FURNISHED TURNKEY unit is ready now! This tastefully decorated home features a king-size bed in the master, walk-in closets, stainless steel appliances, flat screen tvs, CABLE, HI-SPEED INTERNET (with WiFi) and laundry INSIDE of the unit! Wall-mounted TVs in both bedrooms and there is a full 2nd bathroom for your guests! Enjoy the gorgeous views from the 3rd floor and utilize the building's elevator for ease of access. Your unit comes with an ASSIGNED PARKING SPOT and a TON of guest parking for second/guest vehicles. River Strand is ideally located near the intersection of 64/75. Easy access to I-75 makes commuting a breeze. Tons of nearby shopping including the Outlet Mall in Ellenton (1 exit away), UTC Mall (2 exits away), and Lakewood Ranch Main Street (10 minutes away). Lakewood Ranch, Sarasota, Anna Maria Island, Tampa, and St. Pete are all nearby!! Short drive to some of the most beautiful beaches in the country! Fishing, boating, kayaking, or lounging at the beach.... it's all here!! Unit is available month-to-month, or for a period up to 1 year. Seasonal (December - April) rental rates are \$4350/month (this includes ALL utilities). Summer rates (May - November) are \$2200/month. Tenant is responsible for Electricity for any lease exceeding 6 months. For all other leases, tenant will only pay electric bill in excess of \$100. Don't wait, this unit won't last! Gorgeous condo in one of the most sought-after communities in the area!! This unit books up quickly!

Built in 2013

Essential Information

MLS® #	A4541805
Price	\$4,200
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.87
Year Built	2013
Type	Residential Lease
Sub-Type	Condominium
Status	Leased
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	1 Month

Community Information

Address	7019 River Hammock Drive 307
Area	Bradenton
Subdivision	TERRACE I AT RIVER STRAND PH II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-8251

Amenities

Amenities	Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Golf Course, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s)
Parking	Assigned, Guest, Off Street, Open, Reserved
View	Golf Course, Water
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features Balcony, Storage

School Information

Elementary	Freedom Elementary
Middle	Carlos E. Haile Middle
High	Braden River High

Additional Information

Date Listed	July 20th, 2022
Days on Market	1194

Listing Details

Listing Office NETWORK REAL ESTATE GROUP

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