

# **\$6,995,000 - 7012 Riverview Boulevard, BRADENTON**

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MLS® #A4605535

**\$6,995,000**

5 Bedroom, 7.00 Bathroom, 7,676 sqft

Residential on 4.04 Acres

RIVERSIDE COVE, BRADENTON, FL

Serenity at Maison de Joie, Listed under appraised value.



This extraordinary home was expertly designed & constructed to withstand hurricane-force winds while minimizing flood risk. Built with reinforced concrete, the structure is exceptionally resilient against high winds, significantly reducing the likelihood of damage during severe weather.

Impact-resistant windows and doors, along with a slate roof securely anchored with hurricane clips and ties, enhance its stability.

Set back from the shoreline & perched on elevated ground, the house is strategically positioned to protect against storm surges and flooding. Its foundation is raised several feet above the known flood level, further diminishing the risk of water damage from heavy rains and high tides. This combination of thoughtful design & durable construction ensures the home is not only storm-resistant but also secure from potential floodwaters.

Maison de Joie, a breathtaking luxury estate that offers direct waterfront access and a private dock, ensuring tranquility in equal measure. This remarkable property has withstood Hurricane Helene & Milton without a scratch, serving as a testament to its infrastructure & strategic location.

Nestled on over 4 acres of pristine land along

the Manatee River, epitomizes the essence of high-end waterfront living. This exclusive estate features a 400-foot dock with a 16,000-pound boat lift, providing seamless access to the majestic Gulf of Mexico.

Situated on the highly coveted Riverview Blvd, this expansive estate is a masterpiece of old-world craftsmanship, meticulously designed for the most discerning tastes. The grounds serve as a lush sanctuary, adorned with majestic trees, a luxurious in-ground swimming pool & spa by Lucas Lagoons, & outdoor spaces perfect for gathering around the fireplace.

The main residence spans 7,676 square feet across two levels, featuring 4 bedrooms, 4 full baths, and 2 half baths. Every corner is appointed with the finest finishes and furnishings sourced from around the globe. The grand gourmet chef's kitchen boasts a custom-designed French La Cornue Grand Palais 180 stove, while elegant living and family rooms, adorned with striking fireplaces, invite relaxation.

Two magnificent master suites await on both floors, each meticulously designed with imported solid Russian oak wood floors, intricate trim work, and exquisite custom French iron chandeliers. Bay windows frame captivating views of the lush landscape, Anderson triple-pane, insulated impact doors ensure a seamless connection between indoor & outdoor living.

Additional features include a private library, a media room, and a custom-designed wine cellar that holds over 1,000 bottles. Constructed with solid CBS block walls & finished with custom marmorino hand-troweled marble plaster, this estate embodies enduring quality and craftsmanship. Completing this

exceptional property is a 1921-built boathouse cottage, currently being renovated. Featuring 2 bedrooms and 1 bathroom, it offers additional living space for guests or caretakers, blending classic charm with modern updates.

Experience the pinnacle of waterfront living with its panoramic water views, lush surroundings, and timeless elegance, Maison de Joie invites you to embrace a lifestyle beyond compare on the serene shores of the Manatee River. An appraisal conducted on April 5, 2024, is available upon request with submitted offers. Your dream retreat awaits!

Built in 2007

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4605535                |
| Price          | \$6,995,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 7.00                    |
| Full Baths     | 5                       |
| Half Baths     | 2                       |
| Square Footage | 7,676                   |
| Acres          | 4.04                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | French Provincial       |
| Status         | Sold                    |
| Property Taxes | 31,829.00               |
| Minimum Lease  | No Minimum              |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 7012 Riverview Boulevard |
| Area        | Bradenton/Palma Sola     |
| Subdivision | RIVERSIDE COVE           |
| City        | BRADENTON                |
| County      | Manatee                  |

|          |            |
|----------|------------|
| State    | FL         |
| Zip Code | 34209-1249 |

### Amenities

|               |                                                                                 |
|---------------|---------------------------------------------------------------------------------|
| Parking       | Circular Driveway, Driveway, Garage Faces Side, Guest, Open, Other, Parking Pad |
| # of Garages  | 4                                                                               |
| View          | Trees/Woods, Water                                                              |
| Is Waterfront | Yes                                                                             |
| Waterfront    | River Front                                                                     |
| Has Pool      | Yes                                                                             |

### Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Crown Molding, High Ceilings, Kitchen/Family Room Combo, Other, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator                                           |
| Heating           | Central, Electric, Zoned                                                                                                                                                                                                                            |
| Cooling           | Central Air, Zoned                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                                                                                                                 |
| # of Stories      | 2                                                                                                                                                                                                                                                   |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony, Dog Run, French Doors, Irrigation System, Lighting, Rain Gutters |
| Lot Description   | Private                                                                   |
| Roof              | Metal, Shingle, Slate                                                     |
| Foundation        | Slab                                                                      |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Ida M. Stewart Elementary |
| Middle     | Martha B. King Middle     |
| High       | Manatee High              |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | April 7th, 2024 |
|-------------|-----------------|

|                |      |
|----------------|------|
| Days on Market | 500  |
| Zoning         | RSF2 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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