

\$315,000 - 5654 Simonton Street, BRADENTON

MLS® #A4608664

\$315,000

3 Bedroom, 3.00 Bathroom, 1,628 sqft

Residential on 0.09 Acres

HARBORAGE ON BRADEN RIVER PH II,
BRADENTON, FL

New Lowered Price.. Sellers said sell it as is
AC is NOT WORKING The condenser is blown
will need new AC Unit, water heater is original
and needs replaced soon. Garage: The
two-car garage is in need of attention or repair
sellers selling as is.

This charming end-unit townhouse, nestled on
a prime corner lot in the highly sought-after,
boating-friendly community, is the perfect
place to call home. Offering an incredible
opportunity to live the waterfront lifestyle, this
home is priced to sell and ready for its new
owner! Impact Windows & Doors: All windows
and doors are impact-rated, adding both
protection and peace of mind.

Recent Roof Replacement: The roof was
replaced just a few years ago, ensuring
long-term durability.

No Known Future Assessments: There are no
upcoming assessments, so you can enjoy your
new home with confidence.

Located close to UTC Mall, beautiful beaches,
and all the best shopping and dining the area
has to offer, The Harborage on Braden River is
more than just a home—it's a lifestyle.

Don't miss your chance to own this gem in
a premier community!

Key Features:

Boating Community: Enjoy access to a private
boat dock There may be a short waitlist for
dock availability, but the wait is well worth it.



Imagine cruising the Braden River, which leads directly to the Manatee River and beyond!

Natural Light & Open Space: Inside, you'll be greeted by an abundance of natural light, highlighting the open and airy feel of the home. The main level features a spacious family room perfect for entertaining, while upstairs you'll find three cozy bedrooms that offer a quiet retreat at the end of the day.

Rustic Elegance: The kitchen combines rustic wood cabinetry with the sleek elegance of Cambria solid surface countertops, complemented by stainless steel appliances—creating a perfect blend of modern sophistication and comfort.

Private Patio: Enjoy morning coffee or evening relaxation on your charming paver patio, which also features a peaceful water feature, ideal for Koi fish or just unwinding while enjoying the serene surroundings.

Resort-Like Amenities:

Clubhouse & Pool Area: The heated pool and whirlpool spa are perfect for unwinding, while the spacious cabana with a gas grill and picnic areas makes hosting a breeze.

Fitness Center & Trails: Stay active with a state-of-the-art fitness center, or explore the community's nature trails leading to a free kayak launch, charming marina, and a riverfront gazebo with breathtaking views of the Braden River.

Garage: The two-car garage is in need of attention or repair sellers selling as is.

Built in 2006

Essential Information

MLS® #	A4608664
Price	\$315,000
Bedrooms	3
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Townhouse
Status	Sold
Property Taxes	5,390.00
Pet Size Limit	Medium (36-60 Lbs.)
Minimum Lease	3 Months

Community Information

Address	5654 Simonton Street
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	HARBORAGE ON BRADEN RIVER PH II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-8082

Amenities

# of Garages	2
--------------	---

Interior

Interior Features	Ceiling Fan(s), Chair Rail, Eating Space In Kitchen, High Ceilings, PrimaryBedroom Upstairs
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Irrigation System, Lighting, Sliding Doors
Lot Description	Near Marina, Near Public Transit
Roof	Shingle
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 1st, 2024
Days on Market	467
Zoning	RES

Listing Details

Listing Office	PREFERRED SHORE LLC
----------------	---------------------

All listing information is deemed reliable but not guaranteed and should be independently verified through personal inspection by appropriate professionals. Listings displayed on this website may be subject to prior sale or removal from sale; availability of any listing should always be independently verified. Listing information is provided for consumer personal, non-commercial use, solely to identify potential properties for potential purchase; all other use is strictly prohibited and may violate relevant federal and state law. Listing data comes from My Florida Regional MLS DBA Stellar MLS.

Listing information last updated on November 5th, 2025 at 1:09am EST