

\$1,290,000 - 5730 Braden River Road, BRADENTON

MLS® #A4615365

\$1,290,000

3 Bedroom, 2.00 Bathroom, 1,419 sqft

Residential on 3.34 Acres

ACREAGE, BRADENTON, FL

Coastal point of view with inland peace of mind! Iconic waterfront sunsets await without the drama of living too close to the ocean. Positioned 15 miles east from the nearest beach, boasts a private estate on Ward Lake to build your Florida dream home. Battle tested through the most challenging hurricane season this area has seen in well over a century, this property did not suffer any significant flooding or wind damage. And while this history is no guarantee against future storm risks, it does provide valuable insight. Bordering a fresh water lake in Manatee County, the property does not experience tides. Furthermore, a dam separates Ward Lake from the brackish water of the Braden River, making it more resistant to storm surge. Nevertheless, Ward Lake still remains boatable with fishing, sightseeing, and entertainment/dining options available. This exquisite property presents a unique opportunity to acquire two parcels seamlessly combined into one expansive 3.34-acre estate. The water frontage 2.17 acre parcel is listed separately (MLS:A4603303) should you only want to purchase the vacant parcel. Embodying the essence of Florida charm and modern luxury, this offering includes a cottage exuding its character and amenities. On over an acre of lush land, Hidden Cove Cottage stands as a turnkey masterpiece, meticulously furnished and renovated while maintaining its original heart of pine wood frame and classic metal roof. This three-bedroom, two-bath



home seamlessly blends historic craftsmanship with modern comforts. The open floor plan showcases updated baths, bamboo flooring, a screened-in deck and a fire pit. Revel in panoramic water views and unmatched privacy within the secured perimeter, encompassing over an acre of protected property shielded by an 8-foot concrete privacy wall and security gate. Whether hosting family and friends or considering it as a rental property, this cottage enhances the estate's appeal with its natural integration and proximity to recreational amenities. Operating as a successful short-term rental, it presents an excellent investment opportunity for discerning homebuyers. Beyond its private gates, this estate provides a lifestyle of leisure and adventure. With over 225 feet of shoreline along Ward Lake, residents can indulge in boating excursions or simply unwind amid the tranquil waters and verdant landscapes. Golf enthusiasts will appreciate the nearby courses, while a convenient boat ramp offers easy access to the expansive 1,000-acre reservoir and river system, ideal for exploring the natural wonders of the region. Strategically just a mile from Interstate 75, the estate ensures effortless access to urban conveniences while preserving a secluded oasis. Shopping, dining and entertainment options are minutes away, allowing for a balance of tranquility and convenience. This distinguished property on Ward Lake encapsulates the epitome of waterfront living in Florida, combining unparalleled privacy, historical allure and contemporary comforts. Whether seeking a private sanctuary or an investment opportunity, seize the chance to own a piece of Florida's natural beauty and timeless charm. For inquiries or to schedule a private viewing, contact me today to explore this exceptional waterfront estate. Live the life you've always dreamed of, where every

day unfolds amid the beauty of Ward Lake and the allure of the Sunshine State. Let's Talk...

Built in 1954

Essential Information

MLS® #	A4615365
Price	\$1,290,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,419
Acres	3.34
Year Built	1954
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	2,626.00
Minimum Lease	1 Week

Community Information

Address	5730 Braden River Road
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	ACREAGE
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-7813

Amenities

Amenities	Gated
Parking	Boat, Converted Garage, Guest, Open
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake, Waterfront, Lake Front

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom
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Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Other
Lot Description	Cleared, Irregular Lot, Key Lot, Oversized Lot
Roof	Metal
Foundation	Crawlspace, Stilt/On Piling

Additional Information

Date Listed	June 28th, 2024
Days on Market	449
Zoning	RDD6/WPE

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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Listing information last updated on November 2nd, 2025 at 7:24am EST