

\$749,900 - 13609 3rd Avenue E, BRADENTON

MLS® #A4618712

\$749,900

4 Bedroom, 3.00 Bathroom, 2,753 sqft
Residential on 1.08 Acres

MILL CREEK PH II, BRADENTON, FL

OPPORTUNITY KNOCKS WITH A \$50K PRICE IMPROVEMENT ON THIS IMMACULATE HOME! Experience the epitome of the Florida lifestyle in this one of a kind home that was expanded with a two-story addition in 2006 . This stunning 4 bedroom/2.5 bath/den property, sprawling over 2,753 square feet of refined living space, promises an unparalleled lifestyle backed by a long list of major upgrades completed in the last 3 years. Situated on a picturesque lake front lot, you will experience the privacy of an acre of land, in a community that allows boat and RV parking, with the advantages of being close to entertainment and services in the area! A gated fence is in place and ready to house all of your toys.

As you step inside, the modern farmhouse charm greets you with a woodburning fireplace and glimpse of the exceptional outdoor living space beyond the living room. The kitchen is central to the living room, dining room and massive family room with walls of windows that bring the light and lovely scenery into the space. Three bedrooms and a den are on the first floor. The fourth bedroom is upstairs and currently being used as a bonus room with a built in bar, pool table and charming outside balcony. The entire home has undergone significant upgrades in the last several years including a new roof and gutters, entire house re-plumb, new septic tank, whole house filtration system, 2 new HVAC units, hot water



heater, impact garage door with automation and security feature, kitchen appliances and SO MUCH MORE. A full list of updates is available.

Outside, the allure of the Florida sun is perfectly complemented by the saltwater pool, now boasting a new heater, lights, automation system, pump, resurfacing, and tile, ensuring endless enjoyment all year round. The outdoor kitchen provides the perfect entertainment station with an expansive lanai of new pavers providing plenty of room for a large gathering. A separate cozy fire pit area will set the stage for memorable gatherings under the stars. An addiitonal shed with electrical service gives the handyman in the family room to work.

Mill Creek is a unique community with large lots and a variety of architectural designs uncommon in today's marketplace. With style and upgrades this home promises a lifestyle that is hard to find: An acre of privacy with an upgraded pool home that has no CDD, low HOA, allows boat and RV parking AND is close to shopping, restaurants, entertainment, schools and everything the area has to provides. You will love it!

Built in 1990

Essential Information

MLS® #	A4618712
Price	\$749,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,753
Acres	1.08
Year Built	1990

Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	6,970.00
Minimum Lease	1 Week

Community Information

Address	13609 3rd Avenue E
Area	Bradenton
Subdivision	MILL CREEK PH II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-9540

Amenities

Parking	Boat, Driveway, Garage Door Opener, RV Parking
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s), Wet Bar, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	1

Exterior

Exterior Features	Other, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors, Storage
Roof	Shingle
Foundation	Slab

School Information

Elementary	Gene Witt Elementary
Middle	Carlos E. Haile Middle
High	Lakewood Ranch High

Additional Information

Date Listed	August 9th, 2024
Days on Market	417
Zoning	PDR

Listing Details

Listing Office	COMPASS FLORIDA LLC
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Listing information last updated on November 4th, 2025 at 1:25pm EST