

\$350,000 - 305 6th Street E, BRADENTON

MLS® #A4620488

\$350,000

3 Bedroom, 2.00 Bathroom, 1,312 sqft
Residential on 0.14 Acres

BEAU VUE ESTS, BRADENTON, FL

This charming 3-bedroom, 2-bathroom has been completely updated. You have a new roof as of 2021, new plumbing, tile throughout, new insulation throughout the attic, ADT system active, interior and exterior storage, gated yard and beautiful water oak trees to keep it breezy.. No HOA and No CDD

You're just a short walk from the scenic Riverwalk, walking distance to local dining, arts & crafts, public area-transit, close to IMG Academy, Lakewood Ranch, Ellenton Outlet Mall which has all of your hot designers.

The current owner rented out this home for \$2k - 3K / annually. This home also offers smart home features making this Air BNB ready since you have the Manatee Memoria Hospital right around the corner (makes it hot for individual room rentals) averaging \$1k / per room rental. You are also 30-45 minutes to SRQ International Airport and Tampa International Airport. Centralized location, and reasonable 30-45 minute drive to Anna Marie Island, Long Boat Key, Clear Water Beach, St. Petersburg. Good times are at the rip of your fingers!

Step inside to discover a bright and open living space that's perfect for both relaxing and entertaining. The recently upgraded kitchen features soft-close cabinets, a Frigidaire side-by-side refrigerator, and a sleek Kraus stainless steel sink with a push-button garbage



disposal. The chef-style kitchen island adds a touch of industrial flair, making it a true centerpiece of the home.

The master bedroom is your private retreat, complete with an ensuite bathroom that includes a stand-up shower, Bluetooth speaker system, and a modern vanity. with your own private entrance. The additional two bedrooms are spacious and filled with natural light, ideal for guests or a home office and roomy walk-in closets.

Outside, enjoy the spacious front and back yards, perfect for gardening or simply soaking up the Florida sunshine. The property also includes a large shed for extra storage, making it easy to keep everything organized, and new irrigation that comes with built in timers for when you are away!

The market is shifting and so is this new area that was recently approved for T5 zoning. If you want to build your own 5 story apartment building on this very lot, the approval is there. All you have to do is contact the City of Bradenton and start the process!

Built in 1979

Essential Information

MLS® #	A4620488
Price	\$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,312
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence

Style	Bungalow, Ranch
Status	Sold
Property Taxes	4,416.00
Minimum Lease	No Minimum

Community Information

Address	305 6th Street E
Area	Bradenton/Braden River
Subdivision	BEAU VUE ESTS
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-1129

Amenities

Parking	Driveway
View	Garden

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Wall Units / Window Unit
Cooling	Central Air, Mini-Split Unit(s)

Exterior

Exterior Features	Garden, Irrigation System, Lighting, Private Mailbox, Sidewalk, Storage
Lot Description	Historic District, City Lot, In County, Landscaped, Level, Near Golf Course, Near Marina, Near Public Transit, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Manatee Elementary School-MN
Middle	Martha B. King Middle
High	Manatee High

Additional Information

Date Listed	August 17th, 2024
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Days on Market	379
Zoning	C1A

Listing Details

Listing Office	KELLER WILLIAMS ON THE WATER S
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