

\$659,000 - 7604 Rio Bella Place, BRADENTON

MLS® #A4620724

\$659,000

2 Bedroom, 2.00 Bathroom, 2,052 sqft

Residential on 0.16 Acres

RIVA TRACE, BRADENTON, FL

Welcome to your dream home in Riva Trace, a highly sought-after Maintenance-Free & Gated Community with NO CDD fees. This stunning, move-in-ready residence is beautifully furnished and just waiting for you to step in and start living the Florida lifestyle.



This immaculate 2 bedroom -2 bath - PLUS A DEN home boasts new carpets in the bedrooms and den, fresh porcelain tile in the primary bath, and stylish laminate floors throughout the main areas. Being sold TURNKEY FURNISHED, it offers over \$65,000 in updates completed in 2022, including a meticulously UPDATED kitchen and primary bath.

Riva Trace provides a serene backdrop with exceptional amenities such as a nature walking trail, a kayak/canoe launch with storage rack, and a picturesque deck overlooking the Braden River—perfect for fishing enthusiasts.

Step inside the Grenada floor plan and be greeted by a spacious layout designed for modern living. The home features a gated entrance that leads to an inviting foyer with a newer impact glass entry door, custom coat closet and volume ceilings. The expansive great room flows seamlessly into the dining area and kitchen, complimented by a dinette and a screened patio with a generous deck and a saltwater pool, ideal for outdoor

entertaining. An outdoor kitchen enhances the allure of the backyard oasis.

The Primary retreat features direct pool access, His & Hers walk-in closets, dual sinks, and a luxurious walk-in shower. A well-appointed second bedroom includes an organized double door closet, while a versatile den with double French doors offers additional space and relaxation.

The chef-inspired kitchen is a culinary delight, showcasing beautiful cabinets, quartz countertops, stainless steel appliances—including a gas range—a breakfast bar, and a dinette area, all seamlessly integrated with the great room. A private office off the great room provides the perfect space for remote work or study.

Additional highlights include a convenient laundry room with an organized closet, utility sink, and included stainless steel washer and dryer. The fenced backyard features mature landscaping, a paver driveway, a tile roof, and hurricane shutters, combining elegance with safety.

Enjoy the convenience of this prime location near UTC mall, a plethora of dining options, entertainment venues, SRQ airport, and easy access to Sarasota's famous beaches. With no lease restrictions, this home offers the flexibility to suit your lifestyle.

Don't miss the chance to make this beautiful turnkey furnished home yours—schedule your private showing today and make Riva Trace your new address of distinction.

Built in 2013

Essential Information

MLS® #	A4620724
Price	\$659,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.16
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	7,064.00
Minimum Lease	1-2 Years

Community Information

Address	7604 Rio Bella Place
Area	Bradenton/Braden River/University Park
Subdivision	RIVA TRACE
City	BRADENTON
County	Manatee
State	FL
Zip Code	34201

Amenities

# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Dog Run, Hurricane Shutters, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors
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Roof	Tile
Foundation	Slab

School Information

Elementary	Robert E Willis Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	September 2nd, 2024
Days on Market	400
Zoning	PDR/WPE/

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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