

\$798,800 - 3606 2nd Avenue W, BRADENTON

MLS® #A4621620

\$798,800

3 Bedroom, 3.00 Bathroom, 2,590 sqft

Residential on 0.24 Acres

THE NEIGHBORHOOD, BRADENTON, FL

SUBSTANTIAL PRICE REDUCTION ~NW Bradenton Dream home—a beautifully updated residence that combines casual living, and splendor with thoughtful design. This expansive 2,590 square-foot gem boasts soaring nine-foot ceilings and a grand 20-foot foyer that sets a stylish tone from the moment you enter. With a NEW ROOF, fresh interior paint, the open-concept layout seamlessly integrates a spacious living area with an oversized kitchen that's sure to impress. The kitchen is a culinary enthusiast's paradise, featuring a six-foot island, upgraded appliances, boasting scores of natural light and expansive food prep area. Enjoy cooking with the convenience of a built-in air fryer, with convection & conventional cooking options. Marvel at the contemporary stone countertops, complete with motion-sensor under-cabinet lighting and soft-close cabinetry! The home features several recent upgrades, including ceiling fans and high-end light fixtures and refurbished natural wood stairs. The primary suite, which is conveniently located off the living area, includes a luxurious bath, double walk-in closets, and direct access to the pool. The property is fully equipped for safety and accessibility, including disability-friendly features like safety handles in the shower and bathrooms. There's also a secondary suite with its own walk-in closet and pool access, ideal for a Mother-in-Law suite or guests. Step outside through the sliding doors into a covered pool area that's perfect for relaxation



and gatherings, including a Hot-Tub connection. Additionally outside, you'll notice the home is surrounded by solar lighting for added security, and the front yard boasts multiple plantings with a solar-lit address sign and new mailbox. The Curb appeal draws you in!

A large fenced-in pet run with patio tiles and motion-sensor lighting ensures a safe space for your furry friends. A matching shed with solar panels for power adds extra utility, and new gutters have been installed to keep the property in top shape. Enjoy added convenience with a spacious laundry room and an extra-large loft. The elongated driveway leads to a two-car garage with sturdy metal shelving and ample storage. With a recently updated air conditioner, complete duct work, and UV lights, the home promises comfort and efficiency year-round. Beautiful Blue exterior paint recently completed and the pool area has been thoughtfully updated with a newly installed pump, resurfaced interior, newer tiles, and a Zodiac pool system. The pool lanai has been re-screened, and a new safety screen is included for peace of mind.

Best of all, there are no deed restrictions, NO HOA FEES, making this an ideal investment opportunity. You can literally see Saint Stephens Episcopal School's new Football field from the front porch PLUS the Manatee River is less than 1 mile away. Several Public Boat Launches are also near this property, including Warner's Bayou, Palma Sola Causeway and the Twin Dolphin Marina. The Anna Maria Water Taxi is Bradenton's newest convenience and operates several days each week.

Step into this beautifully updated home and experience modern living at its finest! All Measurements are approximate; Buyer to verify if important.

Built in 2000

Essential Information

MLS® #	A4621620
Price	\$798,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,590
Acres	0.24
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Minimum Lease	No Minimum

Community Information

Address	3606 2nd Avenue W
Area	Bradenton
Subdivision	THE NEIGHBORHOOD
City	BRADENTON
County	Manatee
State	FL
Zip Code	34205-2606

Amenities

# of Garages	2
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Electric Water Heater, Ice Maker, Microwave, Range Hood
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Dog Run, Garden, Irrigation System, Private Mailbox, Rain Gutters, Sliding Doors, Storage
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Roof	Shingle
Foundation	Slab

School Information

Elementary	Miller Elementary
Middle	Martha B. King Middle
High	Manatee High

Additional Information

Date Listed	August 28th, 2024
Days on Market	369
Zoning	RSF4.5

Listing Details

Listing Office	COLDWELL BANKER REALTY
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