

\$3,800 - 7136 Marsh View Terrace, BRADENTON

MLS® #A4622536

\$3,800

3 Bedroom, 2.00 Bathroom, 1,649 sqft
Residential Lease on 0.17 Acres

RIVER STRAND, BRADENTON, FL

For Rent! Dog Friendly! Unfurnished Annual Rental! Welcome to your new home! This 3 bedroom, 2 bathroom pool home in the luxury golfing community of River Strand is sure to impress. Some things you'll love about the home; solar panels installed to reduce electrical bill, heated pool so you can enjoy it any time of year, one-of-a-kind oversized lanai that is almost as big as the home itself!

When stepping into the home, you will be greeted by a short foyer that opens straight into a sprawling open floor plan that blends the breakfast nook, kitchen, dining room, and living room all together and leads out to the screened-in lanai. The Kitchen comes equipped with new, high quality Samsung appliances, quartz countertops, and soft-close cabinets and offers great opportunities for natural lighting. The living room is situated as a centerpiece to the home and it accessible from just about every room in the home. The bedrooms are set up on a split floor plan with the Master sitting on the right side of the home with ensuite bathroom and walk-in closet and the 2 secondary bedrooms sitting on the left side of the home sharing a bathroom in the hallway. This guest bathroom also leads out to the pool area and is accessible without having to go through the home.

Moving outside you will notice the expansive pool area that is beautifully complemented by preserve views and an outdoor kitchen



equipped with built-in grill and mini-fridge. The pool is heated by a solar heater and can be operated from anywhere with a phone app. This outdoor kitchen can be used no matter the weather with a retractable lighted awning that can sit above it. Moving past the outdoor kitchen you will find an open space perfect for gathering on calm, cold nights where you can relax by the gas fire pit.

HOA application is required that will register you as a resident of this gated community. This includes access to all amenities including two resort style pools, tiki bar, a lazy river pool, 6 satellite pools, 9 har-tru tennis course, 8 pickle ball courts, a sports court, two fitness centers with state-of-the-art equipment, and restaurant with a Grille Room, Bar and Dining Room. Social members can pay as you play on the renovated 27-hole golf course renovated by renowned architect Andrew Green. Activities, clubs, lessons, and events are available for all members and will keep your social calendar full year-round. Weekly game nights, cards, weekend music at the tiki bar, Premiere events with top entertainers and gourmet interactive buffets, speakers, art classes, dance parties are just some of the member benefits.

Included with the rental is; irrigation, lawn care, pool maintenance, basic cable, and basic internet.

Built in 2016

Essential Information

MLS® #	A4622536
Price	\$3,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	1,649
Acres	0.17
Year Built	2016
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased
Pet Size Limit	Medium (36-60 Lbs.)
Minimum Lease	1-2 Years

Community Information

Address	7136 Marsh View Terrace
Area	Bradenton
Subdivision	RIVER STRAND
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-3327

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Security, Tennis Court(s), Vehicle Restrictions
Parking	Driveway
# of Garages	2
View	Garden, Pool
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, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator, Solar Hot Water
Heating	Electric, Solar
Cooling	Central Air

Exterior

Exterior Features	Awning(s), Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Private Mailbox, Sidewalk, Sliding Doors
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Lot Description Cul-De-Sac, In County, Landscaped, Near Golf Course, Sidewalk

School Information

Elementary Freedom Elementary
Middle Carlos E. Haile Middle
High Parrish Community High

Additional Information

Date Listed September 5th, 2024
Days on Market 392

Listing Details

Listing Office ANCHOR DOWN REAL ESTATE

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