

\$344,500 - 8105 Grand Estuary Trail 308, BRADENTON

MLS® #A4623745

\$344,500

2 Bedroom, 2.00 Bathroom, 1,297 sqft

Residential

GRAND ESTUARY V AT RIVER STRAND PH
1, BRADENTON, FL

Discover the premier condo in River Strand—a stunning end-unit with a spacious Colonade floor plan, complete with \$30,000 in recent updates and improvements. Move-in ready, this 2-bedroom, 2-bath, 1-large den/office or additional bedroom condo offering an impressive blend of elegance, convenience, and the ideal layout for comfortable living.

Fully turnkey-furnished, this water-view, golf-deeded home in the prestigious River Strand Golf & Country Club is every buyer's dream. The condo has been thoughtfully upgraded with a newer A/C unit, water heater, refrigerator, dryer, and four ceiling fans, as well as 2 Kohler tall high-efficiency toilets. It features hurricane impact windows throughout, having sustained zero storm damage through the past two hurricanes. Exterior updates include a Bishop Aluminum front enclosure with no-see-um screens and new no-see-um screens on the lanai and windows.

Every detail has been considered: freshly painted interiors, a new kitchen backsplash, re-grouted tile floors, and luxury vinyl plank flooring in the bedrooms and den. The master bathroom has been retiled with updated shower walls, flooring, and plumbing fixtures, while both bathrooms now feature granite countertops, new sinks, and modern hardware. Brand new master and guest bedroom furniture, along with an electric, heated



massage recliner couch, add a touch of luxury to this pristine space.

Soak in stunning views of the pond, abundant wildlife, and a beautifully maintained golf course from the newly screened lanai. Other high-end features include crown molding, granite countertops, stainless steel appliances, and wood cabinetry, all complemented by convenient storage just outside the front door and an elevator for easy access.

With a deeded golf membership, enjoy access to River Strand’s 27-hole golf course redesigned by Andrew Green. The community’s first-class amenities include a grand clubhouse with a full-service restaurant and grille, 2 resort-style pools, 6 satellite pools, a tiki bar, 2 fitness centers, 9 Har-Tru tennis courts, 8 pickleball courts, a basketball court, and a calendar filled with year-round social events.

Situated just minutes from I-75 and close to shopping, dining, and Gulf Coast beaches, this gated, 24-hour secured community truly offers the best of Florida living. Don’t miss this chance to step into a peaceful, luxurious lifestyle at River Strand!

Built in 2011

Essential Information

MLS® #	A4623745
Price	\$344,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Year Built	2011
Type	Residential
Sub-Type	Condominium
Status	Sold

Property Taxes	4,840.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	1 Month

Community Information

Address	8105 Grand Estuary Trail 308
Area	Bradenton
Subdivision	GRAND ESTUARY V AT RIVER STRAND PH 1
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-4289

Interior

Interior Features	Ceiling Fan(s), Solid Wood Cabinets, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Balcony, Storage
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	October 30th, 2024
Days on Market	153
Zoning	PDMU

Listing Details

Listing Office	WAGNER REALTY
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