

\$329,000 - 6509 Grand Estuary Trail 301, BRADENTON

MLS® #A4625705

\$329,000

2 Bedroom, 2.00 Bathroom, 1,297 sqft

Residential on 0.93 Acres

RIVER STRAND, BRADENTON, FL

Youâ€™ll enjoy outstanding WATER AND GOLF COURSE VIEWS from this top floor penthouse location. Nestled securely within the gates of River Strand, this popular COLONADE END-UNIT, the largest of The Terraceâ€™s floor plans, features 2 bedrooms, 2 full baths and versatile DEN. Vacant and ready for immediate occupancy, the home is a blank canvas awaiting your personal touches. Notable features include: an open floor plan, porcelain floor tiles installed on the diagonal, crown moldings, screened lanai and outside storage room for bicycles & beach chairs. HURRICANE RESISTANT WINDOWS & PATIO DOORS provide safety and peace of mind, in fact, the building was virtually unscathed in two of the worst storms in recent history, a testament to the construction and protected location. The spacious eat-in kitchen, central to all activities, features granite countertops with breakfast bar, solid wood cabinets, stainless-steel appliances, pantry, and the convenience of a separate adjoining laundry room. The owner's suite features ensuite bath with his & hers walk-in closets and the versatile den with pocketing double doors is valuable bonus space adaptable to a variety of uses including home office, media room or extra guest space if needed. Ownership includes DEEDED SOCIAL MEMBERSHIP in the 39,000 sq ft Tuscan inspired club house with on-site restaurant and grill room, 2 state of the art fitness centers with 24/7 access, Tiki Bar, 2



resort style pools with hot tub and resistance pool, plus 8 heated satellite pools, Pickle Ball courts plus separate tennis club with 8 Har-Tru lighted courts. Close to restaurants, world-class shopping, award-winning beaches plus a variety of cultural & sports venues and activities. Costco, Walmart Super Center, Home Depot and the Ellenton Outlets are only minutes away. LIVING IS EASY & SECURE in this ACTIVE LIFESTYLE COMMUNITY, and youâ€™ll love the LOCK & LEAVE CONVENIENCE of maintenance free living!

Built in 2015

Essential Information

MLS® #	A4625705
Price	\$329,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,297
Acres	0.93
Year Built	2015
Type	Residential
Sub-Type	Condominium
Style	Florida, Mediterranean
Status	Sold
Property Taxes	3,838.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	6509 Grand Estuary Trail 301
Area	Bradenton
Subdivision	RIVER STRAND
City	BRADENTON
County	Manatee
State	FL

Zip Code 34212-7238

Amenities

Amenities Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s)

Parking Guest, Off Street

View Golf Course, Park/Greenbelt, Water

Is Waterfront Yes

Waterfront Lake

Interior

Interior Features Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Elevator, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters

Appliances Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

Heating Central, Heat Pump

Cooling Central Air

of Stories 4

Exterior

Exterior Features Balcony, Irrigation System, Sidewalk, Storage, Tennis Court(s)

Lot Description On Golf Course, Sidewalk

Roof Tile

Foundation Slab

School Information

Elementary Freedom Elementary

Middle Carlos E. Haile Middle

High Parrish Community High

Additional Information

Date Listed October 24th, 2024

Days on Market 307

Zoning PDMU

Listing Details

Listing Office BRIGHT REALTY

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