

\$382,000 - 1316 Bottlebrush Drive, BRADENTON

MLS® #A4625885

\$382,000

3 Bedroom, 2.00 Bathroom, 1,680 sqft

Residential on 0.18 Acres

RIVER ISLES UNITS 3-C & 3-D,
BRADENTON, FL

Welcome to River Isles, a premier 55+ community nestled along the scenic Braden River. This vibrant and active community is brimming with amenities designed for your enjoyment. Seller is offering 1 year home warranty with American Home Shield.

Community Highlights:

Golf Enthusiastsâ€™ Paradise: Enjoy a privately owned, 9-hole executive golf course with affordable membership options or daily play for as little as \$20.

Year-Round Swimming: Dive into the temperature-controlled pool, perfect for all seasons.

Clubhouse Amenities: The clubhouse features a library, exercise room, and game room.

Active Social Calendar: Participate in weekly and monthly events, entertainment, barbecues, pancake breakfasts, and more.

Home Features:

Spacious Living: This charming 3-bedroom, 2-bath home is situated on a large double lot, offering a functional floor plan with spacious bedrooms, a living room, family room, eat-in kitchen, formal dining area, and an enclosed lanai that serves as a bonus roomâ€”ideal for an office or craft room.

Modern Updates: The home boasts numerous updates, including newer kitchen cabinets with pull-out drawers, stainless steel appliances,



granite countertops, wood-look laminate flooring in the kitchen, new carpeting, updated bathroom vanities, tile, and a newer roof, water heater, and A/C.

Convenient Garage: The 2-car garage, complete with a roll-down screen, is spacious enough for both a car and a golf cart.

This home is perfect for year-round living or as a delightful winter retreat. It's clean, move-in ready, and waiting for you to start enjoying the Florida lifestyle you deserve.

Prime Location: Conveniently located just minutes from the interstate, downtown, dining, churches, medical facilities, shopping, and more.

Start living the good life in River Isles today!

Built in 1981

Essential Information

MLS® #	A4625885
Price	\$382,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,680
Acres	0.18
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold
Property Taxes	5,716.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	1 Month

Community Information

Address	1316 Bottlebrush Drive
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Area	Bradenton/Braden River
Subdivision	RIVER ISLES UNITS 3-C & 3-D
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-8010

Amenities

Amenities	Cable TV, Clubhouse, Maintenance, Pool, Recreation Facilities, Shuffleboard Court
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Built-In Oven, Cooktop, Dishwasher, Microwave, Refrigerator
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Sidewalk
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	November 9th, 2024
Days on Market	317
Zoning	PDP R1C

Listing Details

Listing Office	COLDWELL BANKER REALTY
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