

\$1,275,000 - 1259 Tyne Lane, BRADENTON

MLS® #A4626850

\$1,275,000

3 Bedroom, 5.00 Bathroom, 3,460 sqft

Residential on 0.31 Acres

TIDEWATER PRESERVE 7, BRADENTON,
FL

Huge price reduction of 100K for an amazing value! Do not delay - set your appointment today. See the NEW PHOTOS, including the three bedrooms with beautiful, neutral LVP floors just installed by the Seller. No carpet on the main level of this exquisite riverfront residence with exceptional panoramic views of the Manatee River. You must step foot in this captivating home to experience how your own eyes capture the water views that photos simply cannot convey! The upgrades in this 2016 "Astia" model set it apart. All openings have Hurricane Protection that are already in place, requiring no installation at time of need: simply look out your Impact Resistance Glass windows and push a button to lower the Hurricane Shades protecting all doors that allow you to leave your lanai and porch furniture under the roof. Enjoy further peace of mind with the whole house Generac generator that is connected to Natural Gas. Additionally, a central vacuum, water softener system and reverse osmosis in the kitchen provide comfort. Don't miss this exclusive riverfront location at the end of a no-thru-traffic street of only 8 homes with no neighbor on the left on ~1/3rd acre lot where peace and privacy reign. Enjoy full river views from almost anywhere in this spectacular home. Experience the luxury of seamless indoor/outdoor living on the spacious lanai with its beautiful Wood Ceiling, complete Outdoor Kitchen, and the Gas Heated, sparkling



Saltwater Pool & Spa on the river. The main living area floors are finished in Porcelain Tile and LVP for beauty and ease of care. Crown Molding adorns High Ceilings and Ceiling Trays for bespoke elegance. In the kitchen gorgeous Espresso Solid Wood cabinetry and creamy granite, backsplash, and the lovely island with bar seating create a warm vibe for family and guests. A true bonus of this home is the 21x12 upstairs media room with Sonos speakers, remote operated shades, wet bar, ½ bath, and abundant storage space that features bird's eye river nature viewing from the large balcony. All 3 Bedrooms have Ensuite Bathrooms, LVP floors, and are separated. The primary suite is a relaxing retreat featuring river views, high tray ceiling, remote operated black out blind and plantation shutters, two large closets outfitted beautifully with Wood Organizational Systems, and a spa like bathroom with separate vanities, frameless glass shower, multiple shower heads, soaking tub and private water closet. Enjoy a private office with built-in shelving, spacious desk & a view of the river. Relish 3-space garages, split into a 2-car and an air-conditioned golf cart sized "Florida basement," each with their own driveway providing more parking. As part of the prestigious Tidewater Preserve boating community, residents benefit from 24/7 guards at the gate, fitness center, two clubhouses, pools, Har-Tru tennis courts, a riverside walking trail, dog park, playground, kayak launch, lifts to the Manatee River and a Private Marina (a gated community for your boat!) with slips available on a first come basis for your adventures to the Gulf or just across the river to visit restaurants. The modest HOA fee covers grounds maintenance, cable, Wi-Fi/internet"without CDD fees--in addition to all the resort quality amenities. Conveniently located near Gulf Beaches, Tampa, Sarasota, and Lakewood Ranch. This is not just a home; it's a gateway to a lifestyle of coastal

waterfront luxury and peace of mind.

Built in 2016

Essential Information

MLS® #	A4626850
Price	\$1,275,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	3,460
Acres	0.31
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	10,191.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	1259 Tyne Lane
Area	Bradenton/Braden River
Subdivision	TIDEWATER PRESERVE 7
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-2565

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Golf Cart Garage, Ground Level, Split Garage
# of Garages	3
View	Pool, Water
Is Waterfront	Yes

Waterfront	Waterfront, River Front
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, Eating Space In Kitchen, High Ceilings, In Wall Pest System, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Tankless Water Heater, Touchless Faucet, Washer, Water Softener
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Balcony, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered, Storage
Lot Description	Cul-De-Sac, City Lot, Landscaped, Near Marina, Private, Sidewalk
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	November 11th, 2024
Days on Market	319
Zoning	R1

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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Listing information last updated on November 4th, 2025 at 5:10pm EST