

\$437,000 - 1274 Spoonbill Landings Circle, **BRADENTON**

MLS® #A4627279

\$437,000

2 Bedroom, 2.00 Bathroom, 1,272 sqft
Residential on 0.08 Acres

SPOONBILL LANDINGS AT PERICO BAY,
BRADENTON, FL

Welcome to this charming 2-bedroom, 2-bathroom villa in a desirable gated community with breathtaking lake views! With no interior damage after hurricane Helene and Milton, this home offers peace of mind and an abundance of updates, including a newer roof (2022), a 2018 A/C system with ultraviolet protection, and roll-down hurricane shutters on the west-facing rear. The open layout features cathedral ceilings, ceiling fans, and plenty of storage with two walk-in closets and additional linen closets. Recent upgrades include a new garage door and opener (2023), a brand-new washer and dryer (2024), a surge protector for the A/C (2022), an iWave air purifier (2021), and a whole-house surge protector (2022). The vibrant HOA community offers incredible amenities, including a neighborhood pool, tennis and pickleball courts, a fitness room, and a clubhouse with meeting rooms, a library, and even a kayak launch and storage. Your HOA fee covers water, sewer, trash, building insurance, Spectrum cable and internet, and yard maintenance. Located just a short drive from Anna Maria Island, Bradenton Beach, and Longboat Key, youâ€™ll enjoy easy access to nature trails, parks, shopping, and dining. This villa is a true gemâ€”move-in ready and equipped with everything you need for a comfortable, secure, and active Florida lifestyle!



Built in 1990

Essential Information

MLS® #	A4627279
Price	\$437,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,272
Acres	0.08
Year Built	1990
Type	Residential
Sub-Type	Townhouse
Status	Sold
Property Taxes	2,684.00
Minimum Lease	2 Months

Community Information

Address	1274 Spoonbill Landings Circle
Area	Bradenton/Palma Sola
Subdivision	SPOONBILL LANDINGS AT PERICO BAY
City	BRADENTON
County	Manatee
State	FL
Zip Code	34209-7372

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Other, Park, Pool, Recreation Facilities, Security, Tennis Court(s)
Parking	Driveway, Garage Door Opener, Guest
# of Garages	2

Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Balcony, Hurricane Shutters, Sliding Doors
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	November 13th, 2024
Days on Market	317
Zoning	PDP

Listing Details

Listing Office	EXP REALTY LLC
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