

# \$499,000 - 1223 Mill Creek Road, BRADENTON

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MLS® #A4630373

**\$499,000**

3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 2.10 Acres

NOT IN A SUBDIVISION, BRADENTON, FL

A rare opportunity to live on a beautiful 2.1-acre parcel of land tucked away from it all in a quiet area of Mill Creek. Located on a quiet dead-end street within 10 minutes of everyday amenities, you have plenty of options to live as-is or build from scratch. This elevated home has 3 bedrooms, 1 bathroom and an open plan living area which opens up onto a large wooden wraparound balcony from which to enjoy the privacy and seclusion of this unique slice of Florida nature. The main living level sits atop a carport, a large 800sf screened room with lots of potential uses, a (non-airconditioned) 29' x 11' room that is plumbed for a washer and dryer, and a second bathroom with a shower and toilet. The home was updated with vinyl plank flooring, interior paint and appliances 5 years ago. There is a well with a filtration system and two septic tanks - one for the main house and a second pump-out for an RV.! The lot is huge, with many mature oak trees, but still plenty of space for a spacious building envelope for new construction. Fences are on three sides and grand entry gates with fast-growing bamboo lining the front fence. There is a storage shed with an overhead door. This property is located just across the street from an artery of the Manatee River and is a short drive to SR 64 where you will find plenty of shopping locations. You can store your boat and trailer on site, and the Fort Hamer boat ramp is a quick 6-minute drive.



Built in 1979

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4630373                |
| Price          | \$499,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 960                     |
| Acres          | 2.10                    |
| Year Built     | 1979                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Elevated                |
| Status         | Sold                    |
| Property Taxes | 4,190.00                |
| Minimum Lease  | No Minimum              |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1223 Mill Creek Road |
| Area        | Bradenton            |
| Subdivision | NOT IN A SUBDIVISION |
| City        | BRADENTON            |
| County      | Manatee              |
| State       | FL                   |
| Zip Code    | 34212-9158           |

## Amenities

|         |                                            |
|---------|--------------------------------------------|
| Parking | Bath In Garage, Circular Driveway, Covered |
| View    | Trees/Woods                                |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs |
| Appliances        | Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer                                                          |
| Heating           | Central                                                                                                           |
| Cooling           | Central Air                                                                                                       |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | Living Room, Wood Burning                                                                                         |

# of Stories            1

## Exterior

Exterior Features    Balcony, Sliding Doors, Storage  
Lot Description      FloodZone, In County, Level, Oversized Lot, Private, Street Dead-End  
Roof                    Shingle  
Foundation           Slab

## School Information

Elementary           Gene Witt Elementary  
Middle                Carlos E. Haile Middle  
High                    Lakewood Ranch High

## Additional Information

Date Listed           December 5th, 2024  
Days on Market      308  
Zoning                 RSF3

## Listing Details

Listing Office            BERKSHIRE HATHAWAY HOMESERVICES FLORIDA REALTY

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