

\$1,995 - 7045 Chatum Light Run, BRADENTON

MLS® #A4631261

\$1,995

2 Bedroom, 2.00 Bathroom, 1,603 sqft

Residential Lease on 0.17 Acres

LIGHTHOUSE COVE AT HERITAGE H U1,
BRADENTON, FL

This is a 2 bedroom 2 bathroom with flex-space, lake view home in Lighthouse Cove. This home features a bright open floor plan with high ceilings and wood grain tile in the living areas, tile floors in the kitchen and carpet in the bedrooms. The eat-in kitchen also has a breakfast bar, a closet pantry and plenty of cabinets. The master bedroom features twin walk-in closets and an ensuite bathroom. The master bathroom features his and hers sinks, a walk-in shower and a private toilet. Toward the front of the home there is a spare bedroom, spare bathroom with a tub/shower combination and a laundry closet. The home also features an office space and a 2 car garage. Outside the rear sliding doors is a patio and yard with views of the lake. The owner plans to replace the carpet and paint the walls before new tenants move-in.

Heritage Harbour features a large playground, soccer fields, central lake with a 1.3 mile running path, baseball fields and fishing ponds. This community is located just off of I-75, this home is 1.5 miles from Wal-Mart and the 180-acre Tom Bennett Park, which has 1.5 miles of trails, a canoe and kayak launch connecting to the Manatee River, a soccer field, sand volleyball court, frisbee golf course and a playground. Please be aware that leasing this property includes a non-optional Home Assistant Services Package that will cost an additional \$30 per month. These services and their cost are separate from



Tenant's monthly rent payment and all other payments described in the Lease or any separate Lease addendums. The Home Assistant Services offered are described in the Resident Welcome Packet which can be viewed here:
www.sarasotamanagement.com/home-assistant/

Built in 2004

Essential Information

MLS® #	A4631261
Price	\$1,995
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,603
Acres	0.17
Year Built	2004
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased
Minimum Lease	1-2 Years

Community Information

Address	7045 Chatum Light Run
Area	Bradenton
Subdivision	LIGHTHOUSE COVE AT HERITAGE H U1
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-7011

Amenities

Amenities	Park, Playground
Parking	Garage Door Opener
# of Garages	2
View	Water

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dryer, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Lot Description	FloodZone, In County
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Additional Information

Date Listed	December 3rd, 2024
Days on Market	328

Listing Details

Listing Office	SARASOTA MANAGEMENT & LEASING
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