

\$659,900 - 7531 Rio Bella Place, BRADENTON

MLS® #A4631324

\$659,900

3 Bedroom, 2.00 Bathroom, 1,998 sqft

Residential on 0.16 Acres

RIVA TRACE, BRADENTON, FL

This is one of the finest homes of its size currently offered for sale in the desirable University Park zip code, with no CDD fee and no obligation to join a country club. Located on a premium waterfront lot, this exceptional 2 BEDROOM PLUS DEN home in gated Riva Trace will entice you to spend much of your time outside lounging in the gas-heated pool, sunning on the beautiful travertine deck, or relaxing in the shade on the very private covered lanai. The view is the main attraction here, with pond and preserve as far as you can see. This view is also a feature of the interior of the home, and is seen immediately as you open the front door. Enter through the tastefully decorated foyer and step into the main living area, where you will immediately recognize the numerous details which set this home apart from others that you may consider. The open floor plan, which includes the great room and formal dining area, features arched doorways, crown molding, a tray ceiling with recessed lighting, high quality fans and light fixtures, and beautiful tile flooring which is installed on the diagonal. Tall sliding glass doors draw your attention to the view. Step out to the lanai and pool deck for a few minutes to experience what may be this home's most appealing feature, and then head back in to see the rest of the home. Inside again, take a few steps to the kitchen. Updated cabinets and quartzite counter tops are highlighted by recessed lighting, and pendant lights illuminate the seating area at the breakfast bar. Note the



upgraded stainless steel appliances which include a gas range as well as a wine refrigerator. Pass through the great room to enter the master suite. Expanded from the builder's original plan, this suite includes over-sized walk-in closets with custom shelves as well as a luxurious en suite bathroom. From the master suite, move to the den/office, where high windows provide filtered natural light and privacy, and the wood floor adds a feeling of warmth and comfort. The guest bedroom at the front of the home and the adjoining bathroom are well separated from the main living area, providing privacy for your guests. You have now experienced the interior, and will definitely want to see the expanded 2 ½ car garage. There are more shelves and storage cabinets here than you are likely to need. Additional important features are the new Trane HVAC system (\$10,199) with air purification installed in September, new gas water heater, variable speed pool pump motor, Culligan water softener, storm protection for all windows and doors, and landscape lighting. Riva Trace amenities include a private park with walking paths, a fishing pier and kayak launch/storage on the Braden River. Lawn maintenance and irrigation are provided by the HOA. Numerous country clubs, public parks, medical facilities, and the UTC mall are conveniently located nearby. This home is located in flood zone X, and flood insurance is not required. Don't miss this fine home - schedule a showing today!

Built in 2014

Essential Information

MLS® #	A4631324
Price	\$659,900
Bedrooms	3

Bathrooms	2.00
Full Baths	2
Square Footage	1,998
Acres	0.16
Year Built	2014
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold
Property Taxes	4,925.00
Minimum Lease	1-2 Years

Community Information

Address	7531 Rio Bella Place
Area	Bradenton/Braden River/University Park
Subdivision	RIVA TRACE
City	BRADENTON
County	Manatee
State	FL
Zip Code	34201-2202

Amenities

Amenities	Fence Restrictions, Gated, Park, Trail(s), Vehicle Restrictions
Parking	Garage Door Opener, Oversized
# of Garages	2
View	Pool, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Outdoor Kitchen, Sliding Doors
Lot Description	Landscaped
Roof	Tile
Foundation	Slab

School Information

Elementary	Robert E Willis Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	December 6th, 2024
Days on Market	293
Zoning	PDR/WPE/

Listing Details

Listing Office	COLDWELL BANKER REALTY
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