

# \$430,000 - 7109 46th Avenue Circle E, BRADENTON

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MLS® #A4631709

**\$430,000**

3 Bedroom, 2.00 Bathroom, 1,617 sqft

Residential on 0.20 Acres

CREEKWOOD PH TWO SUBPHASE A & B,  
BRADENTON, FL

Welcome to your dream home! This charming 1,617 square-foot residence seamlessly blends comfort and contemporary upgrades in a tranquil setting. It features three spacious bedrooms and two elegantly appointed bathrooms, while the attached studio provides versatility, ideal for a home office, creative workspace, or storage. This home promises a cozy yet refined lifestyle. Recently installed features include a new air conditioning system, windows, and doors, as well as additional insulation in the attic, ensuring year-round comfort and energy efficiency. The home also boasts a new roof and a hurricane garage door installed in 2020. Additionally, water pipes have been converted to above ground throughout the house. A spacious two-car garage provides ample storage and parking convenience. Relax in your private and serene fenced backyard oasis, complete with your own hot tub. Nestled in the highly desirable Creekwood neighborhood, this community offers a range of amenities, including a large community pool, basketball court, and tennis courts. This home is now ready to welcome its new owners.



Built in 1999

## Essential Information

MLS® #                      A4631709

Price                         \$430,000

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,617                   |
| Acres          | 0.20                    |
| Year Built     | 1999                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |
| Property Taxes | 4,177.00                |
| Minimum Lease  | 1-2 Years               |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 7109 46th Avenue Circle E           |
| Area        | Bradenton/Braden River/Lakewood Rch |
| Subdivision | CREEKWOOD PH TWO SUBPHASE A & B     |
| City        | BRADENTON                           |
| County      | Manatee                             |
| State       | FL                                  |
| Zip Code    | 34203                               |

### **Amenities**

|              |                                                                |
|--------------|----------------------------------------------------------------|
| Amenities    | Basketball Court, Pool, Recreation Facilities, Tennis Court(s) |
| Parking      | Driveway, Garage Door Opener                                   |
| # of Garages | 2                                                              |
| View         | Trees/Woods                                                    |

### **Interior**

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Freezer, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Purifier                   |
| Heating           | Central, Electric, Heat Pump                                                                                                                     |
| Cooling           | Central Air                                                                                                                                      |
| # of Stories      | 1                                                                                                                                                |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | French Doors, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk |
|-------------------|--------------------------------------------------------------------------|

|                 |                                         |
|-----------------|-----------------------------------------|
| Lot Description | Conservation Area, Landscaped, Sidewalk |
| Roof            | Shingle                                 |
| Foundation      | Slab                                    |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Tara Elementary     |
| Middle     | Braden River Middle |
| High       | Braden River High   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 7th, 2024 |
| Days on Market | 294                |
| Zoning         | PDR/WPE/           |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | KELLER WILLIAMS REALTY SELECT |
|----------------|-------------------------------|

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