

\$279,000 - 9604 Cortez Road W 225, BRADENTON

MLS® #A4632490

\$279,000

2 Bedroom, 2.00 Bathroom, 1,218 sqft
Residential

THE WATERWAY PH I, BRADENTON, FL

WOW! The seller just reduced the price \$40,000 on this spacious 2 Br 2 BA Waterfront condo with a deeded boat slip. This is an opportunity that won't last long. This beautifully maintained complex is only a short drive or bike ride to the glorious Anna Maria Island beaches. This unit has upgraded impact windows, an updated master bathroom, easy to care for ceramic tile throughout most of the condo. The buyers can choose the flooring of their choice for the 2 bedrooms since the carpeting was removed. The lanai was opened up and adds extra square footage to the great room which includes the living and dining rooms areas. Unfortunately, some of the units were damaged, including this one, from the last major storm. Most of the damage was to some of the ceilings and they will be repaired as quickly as possible. The seller is working with his insurance company and the association to get a time frame for when the repairs can be started. This unit is being offered for much less than similar units have sold for recently. Amenities include a heated pool and spa, tennis court, billiards and game rooms, fitness center, and active clubhouse. The reasonable fees include water, sewer, trash, pest control, cable, internet, grounds maintenance, and exterior of the buildings.



Built in 1982

Essential Information

MLS® #	A4632490
Price	\$279,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,218
Year Built	1982
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	1,720.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	1 Month

Community Information

Address	9604 Cortez Road W 225
Area	Bradenton
Subdivision	THE WATERWAY PH I
City	BRADENTON
County	Manatee
State	FL
Zip Code	34210-1808

Amenities

Is Waterfront	Yes
Waterfront	Canal - Brackish

Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Outdoor Grill, Private Mailbox, Tennis Court(s)
Roof	Shingle
Foundation	Stilt/On Piling

Additional Information

Date Listed	January 10th, 2025
Days on Market	281
Zoning	PDR

Listing Details

Listing Office	WAGNER REALTY
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