

\$889,000 - 6445 Grandview Hill Court, BRADENTON

MLS® #A4634672

\$889,000

4 Bedroom, 3.00 Bathroom, 2,414 sqft

Residential on 0.17 Acres

HEIGHTS PH I SUBPH IA & IB & PH II,
BRADENTON, FL

There are water views, and there is THIS water view! Please see virtual tour. Rarely available, this exceptional home and home site is located on 255 acre Ward Lake and offers a stunning, expansive, and unobstructed view, and no homes in site to the rear. Enjoy sunrises & evening shade where you can watch birds nesting on a small island in the distance and observe small watercraft pass by. Despite the expansive waterfront location, flood insurance is not required. The expanded (28 x 40) lanai with large custom pool (16 x 28) and spa, two elevated waterfalls, clearview screen and string lights, sets the stage for memorable gatherings, while the pocketing rear slider seamlessly connects the interior to the outdoors. A uniquely flexible floorplan with well-selected, luxury appointments, makes this impeccable home shine. Selections and upscale upgrades include: upgraded front elevation with banding and full hip roof, tile flooring in all rooms, plantation shutters throughout, custom built-in in oversized primary closet that connects to laundry room, custom molding and millwork at selected locations, gourmet kitchen with full overlay cabinetry, soft close hinges & knobs and pulls. You'll appreciate the sizeable closet pantry, a walk-thru butler's pantry with cabinets and counter-top and fridge space that connects the kitchen to the flex room & garage overhead storage racks. There are numerous ceiling details and a large number of overhead



recessed lights. The home has been freshly painted in a neutral color palette. A complete list of features can be found in the MLS attachments and your agent can provide to you. Bonus feature: house is "generator ready", being fully wired and plumbed for a gas generator, including a transfer switch as well as hurricane shutters. This gated community has numerous gathering areas including a kayak launch, pool, grilling area, basketball court, playground & dog parks. Mt. Tumalo, the area's highest point, is privately located within the community and provides winding paths, exercise stations, and from the top - breathtaking sunsets. Low HOA fees and NO CDD fees are a definite plus. Location: When it comes to convenience, The Heights at Grandview offers a stellar location, west of I-75, off Honore Ave. Situated in the University Parkway corridor, it borders both Sarasota and Manatee Counties. The community also borders Mote Ranch and nearby is Palm Aire and Palm Aire Country Club, University Park Country Club, upscale shopping such as Whole Foods, Fresh Market, numerous fine & casual dining options and healthcare. Only minutes away are the world class beaches of Sarasota and Manatee Counties, SRQ airport, downtown Sarasota, Bradenton, Lakewood Ranch and the University Town Center. Also nearby, across the lake, is Jigg's Landing, a public park with boat ramps, park, concession stand, boat rentals and live entertainment. Come see this immaculate jewel in a wonderful location. This home scores a 10 out of 10 and is ready for immediate occupancy.

Built in 2020

Essential Information

MLS® #	A4634672
Price	\$889,000

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,414
Acres	0.17
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary
Status	Sold
Property Taxes	5,597.00
Minimum Lease	1 Month

Community Information

Address	6445 Grandview Hill Court
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	HEIGHTS PH I SUBPH IA & IB & PH II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-1201

Amenities

Amenities	Pool
# of Garages	2
View	Water
Is Waterfront	Yes
Has Pool	Yes

Interior

Interior Features	Crown Molding, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer
Heating	Electric, Natural Gas
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sliding Doors
Roof	Shingle
Foundation	Block, Slab

School Information

Elementary	Tara Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	January 9th, 2025
Days on Market	270
Zoning	PDR

Listing Details

Listing Office	FINE PROPERTIES
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