

\$835,000 - 307 Compass Point Drive 101, BRADENTON

MLS® #A4635191

\$835,000

2 Bedroom, 2.00 Bathroom, 1,621 sqft

Residential

EDGEWATER WALK ON HARBOUR ISLE
5-36, BRADENTON, FL

This is your opportunity to have this Stunning Bimini floor plan home with a large screened lanai overlooking sparkling Sapphire Lake! *** PLUS Brand New 10K HVAC w/ transferable warrenty.*** Built strong to protect against water or wind damage!*** The home is just steps away from the gorgeous Harbour Isle Beach Club and Anna Maria Sound! Now you can live like youâ€™re on vacation in the beautiful, gated, much sought-after, coastal resort community of Harbour Isle on Anna Maria Sound. This luxury two-bedroom/two-bath home includes a large den/office that could easily be converted to a third bedroom. In this serene home, you can begin your mornings by enjoying a cup of coffee from your spacious lanai as the sun rises over the mangroves and Sapphire Lake, then end your day with a stunning sunset from the Harbour Isle Beach Club. This home is strong and built to last against the winds and rains. This light and bright home features design upgrades throughout â€” tile flooring, French doors leading to the lanai, solid wood cabinets, stainless steel appliances, granite countertops, a dining area surrounded by windows with excellent water views, plantation shutters, updated light fixtures, updated bathroom vanities and showers â€” just to name a few. Walk into the large Primary retreat with tranquil views of Sapphire Lake, a large walk-in closet, dual vanities and large shower. The oversized 2-car garage has 12â€”



ceilings that allow for overhead storage. Furniture is negotiable. The building has green LEED certification, block construction with Hardie board exterior siding and PGT impact rated windows. While inside the gates at Harbour Isle, explore two miles of neighborhood walking trails. Stroll to the nearby neighborhood pools with outdoor grills, cabanas, fire pit and kayak launch for the 38-acre lake. End the day with an incredible sunset at the 23,000 square foot Beach Club overlooking Anna Maria Sound. The Beach Club features resort-style amenities with the Sky Bar, Lounge, Pavilion, Fitness Center, Yoga Lawn, Event Lawn, resort pool, hot tub and a private beach to launch a kayak in the Sound. Just outside the gates of Harbour Isle you'll find the Margaritaville inspired Compass Hotel, Safe Harbour Marina with wet and dry storage and Floridays waterfront tiki restaurant. Cross the Manatee Bridge and you're on Anna Maria Island with its sugar sand beaches and island charm, and the pristine Robinson Preserve is only a mile away. Live your best life and enjoy an active lifestyle in award-winning Harbour Isle. Call today for an appointment! View Video at <https://vimeo.com/905237366>

Built in 2015

Essential Information

MLS® #	A4635191
Price	\$835,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,621
Year Built	2015
Type	Residential
Sub-Type	Condominium

Style	Custom
Status	Sold
Property Taxes	13,580.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	307 Compass Point Drive 101
Area	Bradenton/Palma Sola
Subdivision	EDGEWATER WALK ON HARBOUR ISLE 5-36
City	BRADENTON
County	Manatee
State	FL
Zip Code	34209-5671

Amenities

Parking	Driveway, Garage Door Opener, Garage Faces Side
# of Garages	2
View	Water
Waterfront	Gulf/Ocean Front, Lake, Waterfront

Interior

Interior Features	Ceiling Fan(s), In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Sidewalk
Lot Description	Near Marina
Roof	Tile
Foundation	Slab

School Information

Elementary	Ida M. Stewart Elementary
Middle	Martha B. King Middle

High Manatee High

Additional Information

Date Listed January 15th, 2025
Days on Market 245
Zoning PDP

Listing Details

Listing Office KELLER WILLIAMS ON THE WATER

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