

\$448,000 - 6914 45th Terrace E, BRADENTON

MLS® #A4635312

\$448,000

3 Bedroom, 2.00 Bathroom, 2,052 sqft

Residential on 0.17 Acres

CROSSING CREEK VILLAGE PH I,
BRADENTON, FL

One or more photo(s) has been virtually staged. Welcome to your dream home in the desirable Crossing Creek Village at The Reserve! This stunning 3-bedroom, 2-bathroom residence offers a spacious 2,052 square feet of upscale contemporary living, perfectly designed for comfort and convenience. Seller willing to contribute up to \$25,793.24 toward the purchase of a new Shingle Roof. Nestled just north of State Road 70, with easy access to I-75, this home is ideally situated near a variety of shopping, dining, and entertainment options. As you step inside, you are greeted by an inviting open floor plan that seamlessly connects the main living areas. The formal dining area is perfect for hosting family gatherings, while the cozy breakfast nook and charming eat-in kitchen with a stylish bar top offer the perfect spots for casual meals. The kitchen boasts sleek stainless steel appliances and elegant granite countertops, making cooking a delight. The spacious living area features a combination of carpet and tile, providing both comfort and style. For outdoor enthusiasts, the screened-in lanai offers a serene view of mature trees, creating a tranquil backdrop for relaxation and outdoor enjoyment. This home also includes a convenient two-car garage, ensuring plenty of space for your vehicles and storage. Pet owners will appreciate the nearby county park, just a quarter-mile from your front door, featuring dedicated dog areas for your furry



friends to enjoy. Move-in ready and surrounded by the best of suburban living, this home at Crossing Creek Village offers a lifestyle of comfort and convenience. Don't miss your opportunity to make this beautiful property your own!

Built in 2008

Essential Information

MLS® #	A4635312
Price	\$448,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,052
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	5,405.00
Minimum Lease	6 Months

Community Information

Address	6914 45th Terrace E
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	CROSSING CREEK VILLAGE PH I
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-4574

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Heating	Central, Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Private Mailbox, Sidewalk
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	March 3rd, 2025
Days on Market	206
Zoning	PDR

Listing Details

Listing Office	VUE REALTY, LLC
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