

# **\$349,900 - 6604 26th Avenue W 6604, BRADENTON**

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MLS® #A4636980

**\$349,900**

2 Bedroom, 2.00 Bathroom, 1,304 sqft

Residential on 0.15 Acres

CAMBRIDGE VILLAGE WEST, BRADENTON,  
FL

LOCATION, PRIVACY, GARAGE AND LOW  
HOA FEES!



Welcome to Cambridge West Villas, free-standing villa homes with no attached neighbors adds to ultimate privacy and comfort. Rarely available, this meticulously maintained 2-bedroom, 2-bath villa with attached garage is a gem just minutes from Anna Maria Island and close to beaches, shopping, restaurants, golf, hospitals, and GT Bray Park with its 20 pickleball courts!

Community Perks:

Low HOA fees covering high-speed internet & cable (Spectrum), lawn care with shrub trimming, reclaimed water irrigation, community heated pool, newly remodeled clubhouse, property management, and exterior repainting every 7 years.

Villa Features:

Energy Efficiency: Solar panels (2022), extra attic insulation (2021), and hurricane impact windows (2022).

Upgrades: New roof (2017), hot water heater (2021), hurricane-rated garage door with smart app/keypad (2024), and lanai wall AC unit (2023).

Spacious 1,300 sq. ft. split plan with an additional 150 sq ft of versatile enclosed lanai perfect for morning coffee, bird watching, or a

home office or gym with no rear neighbors for extra privacy.

Extra Charm:

The villa’s modern, sleek exterior color scheme with stylish house numbers is slated for repainting in 2026. The last picture is an example of the new color scheme.

Don’t miss this rare opportunity to own your slice of paradise in a serene, 55+ community! Schedule your appointment today.

Built in 1983

Essential Information

|                |                    |
|----------------|--------------------|
| MLS® #         | A4636980           |
| Price          | \$349,900          |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,304              |
| Acres          | 0.15               |
| Year Built     | 1983               |
| Type           | Residential        |
| Sub-Type       | Villa              |
| Style          | Florida            |
| Status         | Sold               |
| Property Taxes | 1,145.00           |
| Pet Size Limit | Small (16-35 Lbs.) |
| Minimum Lease  | 6 Months           |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 6604 26th Avenue W 6604 |
| Area        | Bradenton/Palma Sola    |
| Subdivision | CAMBRIDGE VILLAGE WEST  |
| City        | BRADENTON               |
| County      | Manatee                 |
| State       | FL                      |
| Zip Code    | 34209-5523              |

## Amenities

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Appliances Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Heating Central, Electric

Cooling Central Air

# of Stories 1

## Exterior

Exterior Features Irrigation System, Rain Gutters, Sliding Doors

Roof Shingle

Foundation Slab

## School Information

Elementary Sea Breeze Elementary

Middle W.D. Sugg Middle

High Bayshore High

## Additional Information

Date Listed January 25th, 2025

Days on Market 225

Zoning PDP

## Listing Details

Listing Office PREFERRED SHORE LLC

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