

\$1,075,000 - 322 Compass Point Drive 201, BRADENTON

MLS® #A4637339

\$1,075,000

2 Bedroom, 2.00 Bathroom, 2,167 sqft
Residential

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

****THIS WATERFRONT HOME WITH
OBSERVATION TOWER IS A RARE
FIND****

Look no further for your beautifully maintained, light and bright waterfront home located in the prestigious, gated community of Harbour Isle on Anna Maria Sound. This two bedroom, plus den/flex guest bedroom, two bath home faces Anna Maria Sound, has a multitude of upgrades and is being sold partially furnished. A unique feature of this home is the third-floor observatory with outdoor balcony so you can take in scenery and fresh air. Sunsets, the waters of Anna Maria Sound and glimpses into the Gulf can be seen in all directions from this home. Youâ€™ll love the many windows and water views from the kitchen, great room, dining room and observatory. The kitchen features stainless steel appliances with double oven, U-Line built-in panel front, dual zone, wine refrigerator, oversized island, quartz counters with quartz backsplash, large pantry and white cabinets with soft close doors. This Bermuda Grand floor plan home is 2167 square feet, has wood-look tile plank flooring throughout, custom woodwork, vaulted and tray ceilings, crown molding, custom Hunter Douglas motorized shades, plantation



shutters, upgraded light fixtures, custom frameless shower door enclosures and many more features. Walk into the Primary retreat with two large walk-in closets. The Primary bath features dual quartz vanities and oversized stand-alone shower. Arrive home to your two-car garage with private elevator that opens up into your second floor living area. New HVAC system installed October 2024. The building is solid block construction with Hardie board exterior siding and PGT impact rated windows. Harbour Isle is built to last, strong and second to none. Enjoy an active lifestyle at Harbour Isle! Explore two miles of neighborhood walking trails, or enjoy one of the four neighborhood pools with outdoor grills, cabanas, fire pit and kayak launch for the 38-acre lake. Sunsets at the 23,000 square foot Beach Club overlooking Anna Maria Sound are stunning. 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 and Floridays waterfront restaurant. Cross the Manatee Bridge and you're on quaint Anna Maria Island with its beaches, island charm and over 30 shops and restaurants for your enjoyment. Visit pristine Robinson Preserve, less than one mile away, with all the natural beauty and outdoor activities you could want. It's time to start living your best life. Schedule your appointment to see this home today! There are two vacant lots nearby. Construction on the lots have not begun. When homes are built in the future it is undetermined how much or how little they will affect the direct west views from this unit, although only 2

homes are allowed to be built. Views to the northwest and north are currently projected to remain unobstructed. Homes built on the lots will be multi-million-dollar homes.
Copy and paste to browser to view video:
<https://iframe.videodelivery.net/f527a2b610ad36be30f25c0fbbf5ed43>

Built in 2015

Essential Information

MLS® #	A4637339
Price	\$1,075,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,167
Year Built	2015
Type	Residential
Sub-Type	Condominium
Style	Custom
Status	Sold
Property Taxes	14,826.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	322 Compass Point Drive 201
Area	Bradenton/Palma Sola
Subdivision	EDGEWATER WALK ON HARBOUR ISLE 5-36
City	BRADENTON
County	Manatee
State	FL
Zip Code	34209-5769

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Security, Spa/Hot Tub, Trail(s)
Parking	Driveway, Garage Door Opener, Garage Faces Side

# of Garages	2
View	Water
Waterfront	Bay/Harbor Front, Lake

Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Elevator, High Ceilings, Pest Guard System, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting
Roof	Metal, Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	February 4th, 2025
Days on Market	224
Zoning	PDP

Listing Details

Listing Office	KELLER WILLIAMS ON THE WATER
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