

# \$799,000 - 6706 88th Street E, BRADENTON

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MLS® #A4637798

**\$799,000**

5 Bedroom, 4.00 Bathroom, 3,874 sqft  
Residential on 1.02 Acres

BRADEN WOODS PH IV, BRADENTON, FL

ONCE IN A LIFETIME! Amazing home at an unbelievable price! Step into this fabulous updated home in Braden Woods which offers nearly 4,000 square feet of living space! Seller upgrades make this home truly move-in ready, featuring a shingle roof installed January 2023 and newer central A/C system (July 2023) and a newer AC (April 2024) installed upstairs for added peace of mind. The heart of the home is the gourmet kitchen, which boasts white cabinetry, granite countertops, a classic subway tile backsplash, a gold-accented light fixture and hardware, stainless steel appliances with a newer Microwave (April 2024), and a cozy eat-in nook. Adjacent to the kitchen, the floor plan flows into the formal dining room and the expansive living area, offering stunning views of the serene rear lake. Step outside to your private oasis on the screened-in, brick-paved patio. The spacious lanai is perfect for relaxing mornings with coffee or hosting alfresco gatherings with friends. Take a dip in the pristine pool, grill out under the covered areas, and unwind to the tranquil sounds of nature. The lush landscaping, dotted with mature oak trees, provides natural privacy and enhances the home's inviting ambiance. On the first floor, you'll find a convenient office with newer luxury vinyl flooring, a full-sized laundry room, a powder room, and a cozy family room with a stunning stone wood-burning fireplace. This versatile space, with wall-to-wall sliding doors opening to the lanai, could also be



converted into an additional bedroom. The second floor offers flexibility for large or growing families with five bedrooms and three bathrooms, including options for two primary suites. The main primary suite is a true retreat, featuring a luxurious ensuite with custom tile flooring, double vanities, a walk-in shower, and a spa-like jetted tub. An attached bonus room can serve as a sitting area, nursery, or office, complete with its own walk-in closet. The second primary suite includes a private balcony overlooking the pool, a built-in makeup vanity, a custom walk-in closet, and a stylish ensuite with a grand walk-in shower. Two additional guest bedrooms and a full guest bath complete the upper level. Located in the highly desirable Braden Woods community, this home combines a peaceful setting with convenience. Enjoy low HOA fees, top-rated schools, nearby shopping and dining, and the stunning beaches of Anna Maria Island just 20 miles away. Don't miss your chance to own this spacious, updated home that's perfect for entertaining and accommodating a large family. Schedule your showing today and envision the endless possibilities this home has to offer!

Built in 1986

### **Essential Information**

MLS® #	A4637798
Price	\$799,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,874
Acres	1.02
Year Built	1986

Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Traditional
Status	Sold
Property Taxes	11,423.00
Minimum Lease	No Minimum

### **Community Information**

Address	6706 88th Street E
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	BRADEN WOODS PH IV
City	BRADENTON
County	Manatee
State	FL
Zip Code	34202-9360

### **Amenities**

Parking	Covered
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Pond
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Masonry, Wood Burning

### **Exterior**

Exterior Features	Balcony, Sliding Doors
Lot Description	In County, Landscaped, Level, Oversized Lot
Roof	Shingle
Foundation	Slab

## **School Information**

Elementary	Braden River Elementary
Middle	Braden River Middle
High	Lakewood Ranch High

## **Additional Information**

Date Listed	January 29th, 2025
Days on Market	239
Zoning	RSF1/WPE

## **Listing Details**

Listing Office	KW SUNCOAST
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