

\$575,000 - 4522 Egmont Drive, BRADENTON

MLS® #A4638633

\$575,000

4 Bedroom, 2.00 Bathroom, 2,736 sqft

Residential on 0.21 Acres

SABAL HARBOUR PH IV, BRADENTON, FL

Sitting on a south westerly lakefront lot, wonderful views and sunsets are assured. This is a four bedroom, 2 bath heated pool/spa home being offered turnkey furnished. Ideal for a family moving to town or an investor wanting a 2nd home with great rental potential.

This was a second home for the seller and shows pride of ownership throughout.

Although much is builder original, the home is light and bright, ready for new owners. The kitchen is vast and features a dine in and desk area. Separate family and living room areas give options for family gatherings or peaceful relaxation. There is also a large additional room that is currently set up as a game room but could easily be set up as a movie theater, library, den or 5th bedroom. The bedrooms are split plan with Master on the east wing while the 3 other bedrooms are on the west side, sharing the 2nd bathroom, which also doubles as a pool bathroom. The Master bathroom has garden tub, walk in shower, private wc and twin vanities. The closet is a good size and has been partitioned to create a separate lockable room, perfect for an owner looking to rent but wanting a private storage space.

The pool area was added post home construction and as such is much larger than most builder-built pool areas found on homes in the community.

All major mechanicals are also newer. Roof was replaced in 2022, pool heater in 2023, A/C in 2024.

Sabal Harbour offers great facilities



(clubhouse, pool, basketball, tennis, play area etc) at a low HOA rate. There is also no CDD making ownership even more affordable.

Built in 2002

Essential Information

MLS® #	A4638633
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,736
Acres	0.21
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	7,575.00
Minimum Lease	No Minimum

Community Information

Address	4522 Egmont Drive
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	SABAL HARBOUR PH IV
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-3159

Amenities

Amenities	Basketball Court, Playground, Pool, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake Front

Has Pool	Yes
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Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 1st, 2025
Days on Market	218
Zoning	PDR

Listing Details

Listing Office	PRESTIGE REALTY ALLIANCE LLC
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Listing information last updated on November 2nd, 2025 at 12:40am EDT