

# **\$419,000 - 11516 Griffith Park Terrace, BRADENTON**

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MLS® #A4639553

**\$419,000**

3 Bedroom, 2.00 Bathroom, 1,870 sqft

Residential on 0.18 Acres

CENTRAL PARK SUBPHASE G-1C,  
BRADENTON, FL

Lovely home located in double gated Claremont Park within Central Park featuring a Community Pool, Fitness Center, ground care Maintenance. Only Claremont residents have access to this amenity center. Only a short bike ride to A rated schools. This charming home is being sold by original owner and is the popular Neal Communities Eventide 2 Model, offering an open floor plan with 3 bedrooms, 2 full baths, 10' ceilings, Laundry Room, large screened Lanai, and 2-car garage. The lush backyard of this home is mostly private and has ample room for a pool and a has a good size play area. Floorplan is available.

Conveniently located on a quiet cul-de-sac and across the street from the Claremont Community Pool and Fitness Center, and just a short walk to the Central Park Pavilion, playground, 2 dog parks, (large and small dogs), splash pad, tennis, plus a 10-acre park and sports fields. A wonderful location within the community. The open floor plan features an Entry Hall, large Great Room Dining Room combination that is open to the Kitchen and Breakfast Area, with a large triple glass sliding door exiting to the screened Lanai. Lanai furniture conveys. The Primary bedroom features a large walk-in closet and ensuite primary bath featuring a large walk-in shower and dual vanities. The 2nd and 3rd bedrooms share a bath with a shower/tub combination. The attached 2-Car Garage features a utility sink, automatic garage door opener, and



stores the home's Hurricane Shutters. Inside Laundry Room with cabinets opens to garage. Gas Dryer hookup, gas water heater, gas oven/range. All 3-year smoke detectors have carbon monoxide detectors. Outdoor landscaping lights. Fiber Optic system is Frontier 2 Gbs/2Gbs. Two guest bedrooms have CAT-7 Ethernet ports to family runs. Home features Smart Lock and Doorbell Camera. This home is conveniently located near top rated schools, shopping, medical, restaurants, both casual and fine dining, Lakewood Ranch Hospital, entertainment, recreation and UTC Mall. There are 150 miles of biking and walking trails in Lakewood Ranch plus many clubs and activities. The Claremont Park Community offers maintenance free grounds with mowing, trimming, blowing, weeding, fertilization, and mulching. Community Pool, Fitness and Clubhouse. Downtown Sarasota is only 20 minutes away with world class Siesta Key Beach with cool white quartz sand off the Azure blue waters of the Gulf Coast. Beautiful Sarasota with lots of entertainment, art, theaters, downtown shopping, fabulous restaurants, including many seasonal attractions. Historic downtown Bradenton is also not far and features the Manatee River Walk, special activities, restaurants, and art community. Airports are Sarasota-Bradenton International and Tampa International. This home offers Florida living at its finest for permanent residents or snowbirds. See it today. Immediate occupancy. Six pictures have been staged. Seller Motivated.

Built in 2013

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A4639553  |
| Price    | \$419,000 |
| Bedrooms | 3         |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,870                   |
| Acres          | 0.18                    |
| Year Built     | 2013                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Florida                 |
| Status         | Sold                    |
| Property Taxes | 4,375.00                |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | 6 Months                |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 11516 Griffith Park Terrace   |
| Area        | Bradenton/Lakewood Ranch Area |
| Subdivision | CENTRAL PARK SUBPHASE G-1C    |
| City        | BRADENTON                     |
| County      | Manatee                       |
| State       | FL                            |
| Zip Code    | 34211-8457                    |

### **Amenities**

|              |                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------|
| Amenities    | Clubhouse, Fitness Center, Gated, Park, Playground, Pool, Recreation Facilities, Tennis Court(s) |
| Parking      | Driveway, Garage Door Opener                                                                     |
| # of Garages | 2                                                                                                |
| View         | Trees/Woods                                                                                      |

### **Interior**

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Gas Water Heater, Microwave, Range, Refrigerator                                                                                                                                                                     |
| Heating           | Central, Electric                                                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                                                |
| # of Stories      | 1                                                                                                                                                                                                                                          |

**Exterior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Irrigation System, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered |
| Lot Description   | Cul-De-Sac, Landscaped, Level, Sidewalk                                                     |
| Roof              | Shingle                                                                                     |
| Foundation        | Slab                                                                                        |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Gullett Elementary     |
| Middle     | Carlos E. Haile Middle |
| High       | Lakewood Ranch High    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 204              |
| Zoning         | PDMU             |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | RE/MAX PLATINUM |
|----------------|-----------------|

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Listing information last updated on November 4th, 2025 at 2:54am EST