

\$445,000 - 7204 18th Avenue W, BRADENTON

MLS® #A4639786

\$445,000

2 Bedroom, 2.00 Bathroom, 1,790 sqft

Residential on 0.26 Acres

VILLAGE GREEN OF BRADENTON,
BRADENTON, FL

Lovingly maintained two bed, two bath pool home with a large two car garage. This comfortable and clean ranch is in far northwest Bradenton, close to important amenities like HCA Florida Blake Hospital, the shopping corridor of Manatee Avenue and of course the lovely island paradise of Anna Maria Island! Everything is "move in ready" so be prepared to start enjoying the Florida lifestyle, immediately. The AC system was replaced in 2023. The roof was replaced in 2024. The electrical panel was replaced in 2025. The new paver driveway, for maximum curb appeal was laid in 2024. The list goes on, but you must see this one. Classic Florida features include the deep eaves to block the sun and a long, generous front porch. The foyer entry has a cool slate floor, and the "semi open" plan brings you into a large living room which flows into dining space with an adjacent patio. The light, bright kitchen overlooks a sunny family room and here you can start to pick up on some of the mid-century features. Large pocketing sliders bring the outside in by accessing the covered porch, pool, and vaulted lanai. You can entertain right from your kitchen with guests at the breakfast bar but there are also pocketing "service windows" should you need to pass refreshments out to poolside friends. The owner's suite has outdoor access (what true Florida ranch wouldn't?) and a spacious bath with an original dual vanity and



Japanese tiled shower. Did we already mention mid-century hipster vibe in some of these rooms? This home has a split plan so your guests will have plenty of privacy in their bed/bath combo on the far side of the house. The classic pool is large enough for laps and there is still plenty of yard left for gardening, pets or just plain old elbow room. The irrigation is from a well. The oversized garage has plenty of storage. Live here and you will NOT be in a flood zone. Live here and you will be on the same electrical grid as Blake Hospital. Needless to say this property was not impacted by the 2024 storm season and remains high and dry at 27 feet in elevation.

Built in 1972

Essential Information

MLS® #	A4639786
Price	\$445,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,790
Acres	0.26
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Ranch, Traditional
Status	Sold
Property Taxes	2,355.00
Minimum Lease	No Minimum

Community Information

Address	7204 18th Avenue W
Area	Bradenton/Palma Sola
Subdivision	VILLAGE GREEN OF BRADENTON
City	BRADENTON

County	Manatee
State	FL
Zip Code	34209-4950

Amenities

Parking	Driveway, Garage Door Opener, Workshop in Garage
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Thermostat, Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Sliding Doors
Lot Description	Level
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 9th, 2025
Days on Market	205
Zoning	PDP

Listing Details

Listing Office	COLDWELL BANKER REALTY
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