

# \$299,999 - 6316 Heritage Lane, BRADENTON

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MLS® #A4641447

**\$299,999**

2 Bedroom, 2.00 Bathroom, 1,304 sqft

Residential on 0.14 Acres

CAMBRIDGE VILLAGE WEST, BRADENTON,  
FL

Nestled within the serene and welcoming 55+ community of Cambridge Village West, this lovely free-standing villa offers the perfect blend of comfort and convenience. This 2 bedroom, 2 bathroom residence has an attached garage and an enclosed Florida Room with sliding doors to expand your living and entertaining space for year-round enjoyment. Low Condo fees of \$275 per month allow residents access to the community swimming pool, clubhouse and shuffleboard courts. Also, the condo fees covers lawn maintenance, a reclaimed water lawn irrigation system, periodic exterior painting, and high-speed internet and cable.

The family/dining room is large and open with great natural light. The kitchen has wood cabinets with quartz countertops and has a recently installed LG refrigerator. It also has built-in counter-height eating area. The primary bedroom has an en-suite bath with a walk-in shower and very spacious walk-in closet. The second bedroom is perfect for a home office or den with the added flexibility of a built-in Murphy bed that can be used when having guests. The flooring is ceramic tile in the kitchen and baths and laminate flooring in the rest of the living areas. An indoor laundry room is outfitted with large built-in wood cabinetry and the washer and dryer convey. There is also an extra refrigerator located in the garage. The roof, HVAC and water heater



are five years old. This home has been freshly landscaped and the exterior has recently been painted.

Situated in a prime location, the villa offers easy access to shopping, dining, and medical facilities, ensuring that all necessities are within reach. This home is located just a few miles from beautiful Anna Maria Island and the areas pristine beaches. The community's friendly atmosphere and active social calendar provide ample opportunities for making new friends and enjoying a vibrant lifestyle.

Built in 1988

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A4641447    |
| Price          | \$299,999   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,304       |
| Acres          | 0.14        |
| Year Built     | 1988        |
| Type           | Residential |
| Sub-Type       | Villa       |
| Status         | Sold        |
| Property Taxes | 1,154.00    |
| Minimum Lease  | 1-2 Years   |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 6316 Heritage Lane     |
| Area        | Bradenton/Palma Sola   |
| Subdivision | CAMBRIDGE VILLAGE WEST |
| City        | BRADENTON              |
| County      | Manatee                |
| State       | FL                     |
| Zip Code    | 34209-7052             |

**Amenities**

|              |                     |
|--------------|---------------------|
| Amenities    | Cable TV, Clubhouse |
| Parking      | Garage Door Opener  |
| # of Garages | 1                   |

## Interior

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

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors |
| Roof              | Shingle                                                        |
| Foundation        | Slab                                                           |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 239                 |
| Zoning         | PDP                 |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | FINE PROPERTIES |
|----------------|-----------------|

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