

\$440,000 - 2004 49th Avenue W, BRADENTON

MLS® #A4644839

\$440,000

4 Bedroom, 4.00 Bathroom, 2,042 sqft

Residential Income on 0.22 Acres

HOLIDAY HEIGHTS 2ND ADD,
BRADENTON, FL

Rare duplex with 2 bedrooms and 2 baths plus a one car garage and a screened porch on each side. Each side contains 1531 square feet under roof and 1021 square feet air conditioned space. Great layout, the front bedrooms have an ensuite bath. This duplex has been modernized, with large living rooms and open kitchens. The right side has a newer kitchen, with new cabinets, granite, stove, and dishwasher as of 2021. The air conditioning unit of the right side of the duplex was also replaced in 2021. There are no carpets in this home. Bonus - there are amazing current tenants with great payment history that would love to stay. This duplex is located in Holiday Heights, a no HOA neighborhood with many possibilities, and is ready for a new owner investor. Owner may consider some owner financing.



Built in 1970

Essential Information

MLS® #	A4644839
Price	\$440,000
Bedrooms	4
Bathrooms	4.00
Square Footage	2,042
Acres	0.22
Year Built	1970
Type	Residential Income

Sub-Type	Duplex
Status	Sold
Property Taxes	5,398.00
Minimum Lease	No Minimum

Community Information

Address	2004 49th Avenue W
Area	Bradenton/Fifty Seventh Avenue
Subdivision	HOLIDAY HEIGHTS 2ND ADD
City	BRADENTON
County	Manatee
State	FL
Zip Code	34207-1851

Amenities

Parking	Driveway, Off Street
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Thermostat
Appliances	Range, Refrigerator
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Sidewalk
Lot Description	In County, Level
Roof	Shingle
Foundation	Slab

School Information

Elementary	Moody Elementary
Middle	W.D. Sugg Middle
High	Southeast High

Additional Information

Date Listed	March 16th, 2025
Days on Market	206
Zoning	RDD6

Listing Details

Listing Office WHITE SANDS REALTY GROUP FL

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