

\$509,000 - 4307 Gulf Drive 202, HOLMES BEACH

MLS® #A4645364

\$509,000

2 Bedroom, 2.00 Bathroom, 1,027 sqft

Residential on 1.15 Acres

CAYMAN CAY, HOLMES BEACH, FL

TURNKEY FURNISHED and meticulously maintained this FORMER MODEL has all the boxes checked. Only steps to miles and miles of sugar sand beach, the home is MOVE-IN READY and MAINTENANCE FREE with virtually everything you see included. A seller-approved inventory is available. Enjoy your morning coffee while taking in the tropical views from the screened lanai with peek-A-Boo views of the Gulf and Holmes Beach. In terms of VALUE, the "heavy lifting" has all been done for you with modern upgrades including new HURRICANE RATED "HIGH IMPACT" sliding patio doors & windows for your protection and peace of mind, plantation shutters, new hot water heater & refrigerator in 2024, A/C in 2018, beautiful wood grain tile floors throughout (no carpet), quality furnishings and updated kitchen with, granite countertops, modern backsplash and convenient "in-kitchen" laundry. It's worth noting that the unit has been owned by the family continuously since its construction, occupying it seasonally, non-smokers, no pets and have never rented the unit. You'll enjoy an active Florida lifestyle with amenities including, heated pool with color coordinated brick pavers, BBQ grilling area, shuffleboard courts and storage for beach chairs and bicycles. Cayman Cay also has a monthly rental policy allowing up to 12 rentals / year if there's interest in renting when not occupying the property yourself. The



convenience of this LOCATION cannot be overstated as itâ€™s ideally situated just minutes from popular restaurants for casual and fine dining, Publix grocery, CVS Pharmacy, Ace hardware, as well as the many attractions of Bradenton and Sarasota including, multiple performing arts venues, galleries, world class dining, golf courses and so much moreâ€”just minutes away. ISLAND LIVING IS EASY, RELAXED and youâ€™ll love the LOCK & LEAVE CONVENIENCE of maintenance free living.

Built in 1974

Essential Information

MLS® #	A4645364
Price	\$509,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,027
Acres	1.15
Year Built	1974
Type	Residential
Sub-Type	Condominium
Style	Florida
Status	Sold
Property Taxes	6,866.00
Pet Size Limit	Very Small (Under 15 Lbs.)
Minimum Lease	1 Month

Community Information

Address	4307 Gulf Drive 202
Area	Holmes Beach/Bradenton Beach
Subdivision	CAYMAN CAY
City	HOLMES BEACH
County	Manatee
State	FL

Zip Code	34217-1895
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Amenities

Amenities	Maintenance, Pool, Shuffleboard Court, Storage
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Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat
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Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
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Heating	Central, Electric, Heat Pump
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Cooling	Central Air
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# of Stories	2
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Exterior

Exterior Features	Balcony, Lighting, Outdoor Grill, Sidewalk, Storage
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Lot Description	Sidewalk
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Roof	Built-Up, Membrane
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Foundation	Slab
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School Information

Elementary	Anna Maria Elementary
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Middle	Martha B. King Middle
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High	Manatee High
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Additional Information

Date Listed	March 22nd, 2025
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Days on Market	188
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Zoning	R3
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Listing Details

Listing Office	BRIGHT REALTY
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