

# \$499,000 - 6923 13th Avenue E, BRADENTON

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MLS® #A4654273

**\$499,000**

4 Bedroom, 2.00 Bathroom, 1,886 sqft

Residential on 1.29 Acres

MAGNOLIA MANOR UNREC, BRADENTON,  
FL

MOVE-IN READY!! 1.29 ACRES OF LAND!  
POLE BARN WITH INSULATED 2-CAR  
CONVERTED GARAGE ADDITIONAL  
SPACE!!



If you are looking for a great home with  
OPTIONS, this is it! There's NO HOA, plenty  
of land, and a huge pole barn with a 2-car  
garage attached to it that is insulated! All  
homes in this area have a lot of land, many of  
which have horses or other livestock.

The home has 4 bedrooms, 2 bathrooms, 2  
living rooms, 2 dining areas, a laundry room,  
and a cover lanai! One of the living rooms has  
a fireplace. The lanai is large and overlooks  
the enormous backyard. It's all painted,  
cleaned, and ready to move-in!

The backyard could be the place for a new  
pool, a trampoline, a massive garden, let your  
horse or dogs run around, or all the above!

The pole barn is two stories tall, and huge  
double-door entrance, large enough to house  
a boat, and has a workbench on the lower  
level, and an upper level as well to work on a  
tall project with ease or just store hay. There  
is an attached 2-car garage converted to an  
insulated wide open room with a fan and a wall  
A/C installed. Make this into a man cave or  
another living space! Maybe a spare guest  
bedroom or a playroom, so you have the

peace of knowing guests are inside, but not making noise inside the house. You could even live in the house and rent out this space and pole barn!

So much area to park too! If you have a lot of cars, one could easily fit into the pole barn to work on, and have room for 8 more cars outside!

This property was recently appraised for \$525k. See attached appraisal.

Built in 1983

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4654273                |
| Price          | \$499,000               |
| Bedrooms       | 4                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,886                   |
| Acres          | 1.29                    |
| Year Built     | 1983                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Ranch                   |
| Status         | Sold                    |
| Property Taxes | 4,769.00                |
| Minimum Lease  | No Minimum              |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 6923 13th Avenue E     |
| Area        | Bradenton/Braden River |
| Subdivision | MAGNOLIA MANOR UNREC   |
| City        | BRADENTON              |
| County      | Manatee                |
| State       | FL                     |
| Zip Code    | 34208-6335             |

## Amenities

|              |                  |
|--------------|------------------|
| Parking      | Converted Garage |
| # of Garages | 2                |

## Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Convection Oven, Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator         |
| Heating           | Electric, Heat Pump                                                                                  |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| Fireplaces        | Living Room                                                                                          |
| # of Stories      | 1                                                                                                    |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Mailbox, Rain Gutters, Storage |
| Roof              | Shingle                                |
| Foundation        | Slab                                   |

## School Information

|      |                   |
|------|-------------------|
| High | Braden River High |
|------|-------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 99             |
| Zoning         | A1             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | ALL COUNTY PROP MGMT PROS |
|----------------|---------------------------|

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