

\$399,000 - 6406 Lincoln Road, BRADENTON

MLS® #A4654443

\$399,000

2 Bedroom, 3.00 Bathroom, 1,434 sqft

Residential on 0.16 Acres

MARINELAND ADD, BRADENTON, FL

****Priced to Sell! Incredible Value on the Old Braden River â€” Motivated Sellers!**

****ASSUMABLE MORTGAGE**** with acceptable terms and lender approval - 2.85% INTEREST RATE.** Welcome to a rare waterfront opportunity that combines Old Florida charm â€”and it's priced to move! Nestled along the scenic Old Braden River, this multi-level home is full of character and potential. With a 2024 metal roof, fresh exterior paint, and a brick paver driveway, itâ€™s as ready as it is welcoming.

Inside, warm wood flooring flows throughout, setting the tone for a cozy yet elegant interior. The living room features a wood-burning fireplace, plank ceilings, and exposed beams, creating the perfect retreat to relax and take in the peaceful surroundings.

Outdoor lovers will appreciate direct access to the deepest part of the river, ideal for boating and kayaking year-round. Across the water, a registered bird sanctuary offers daily views of native wildlifeâ€”a serene and scenic backdrop that truly sets this home apart.

Located in a quiet, Non-HOA restricted neighborhood, youâ€™ll enjoy the freedom to live as you please in one of Bradentonâ€™s best-kept secrets. The main level features 2 bedrooms and 2 bathrooms (1,434 sqft), while the 600 sqft lower-level bonus space includes an additional bedroom, bathroom, living area,



and kitchenâ€”perfect for extended family, guests, or income potential. The Bonus Area is non-conforming but adds incredible value and ready for you to add your personal touches to make it your own.

This property offers unmatched value with its unique setup, ideal location, and motivated sellers. Whether you're looking for a forever home, seasonal escape, or investment opportunity, this is a chance you donâ€™t want to miss.

Schedule your showing todayâ€”homes like this donâ€™t come around often, especially at this price!

Built in 1976

Essential Information

MLS® #	A4654443
Price	\$399,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,434
Acres	0.16
Year Built	1976
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Minimum Lease	No Minimum

Community Information

Address	6406 Lincoln Road
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	MARINELAND ADD
City	BRADENTON
County	Manatee

State	FL
Zip Code	34203-9729

Amenities

Parking	Covered
View	Water
Is Waterfront	Yes
Waterfront	River Front

Interior

Interior Features	Ceiling Fan(s), PrimaryBedroom Upstairs
Appliances	Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning

Exterior

Exterior Features	Balcony, Private Mailbox, Storage
Lot Description	Flood Insurance Required, FloodZone
Roof	Metal
Foundation	Slab

School Information

Elementary	Tara Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	June 2nd, 2025
Days on Market	126
Zoning	RSF6/WPE

Listing Details

Listing Office	COMPASS FLORIDA LLC
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