

\$669,900 - 9819 Sweetwater Avenue, BRADENTON

MLS® #A4660706

\$669,900

3 Bedroom, 3.00 Bathroom, 2,392 sqft

Residential on 0.33 Acres

RIVER CLUB SOUTH SUBPHASE II,
BRADENTON, FL

WELCOME to this CUSTOM-BUILT ARTHUR RUTENBERG home (3 LARGE BEDROOMS, 3 FULL BATHS PLUS LARGE OFFICE or 4th bedroom if you add a closet), perfectly positioned on a SERENE LAKE in the sought-after RIVER CLUB community. ***LOW HOA FEES AND NO CDD! ***

DESIGNED WITH QUALITY and intention, this home offers soaring VAULTED CEILINGS and a GREAT ROOM FLOOR PLAN that balances openness with purpose. LOTS OF NATURAL LIGHT gives it a happy feeling!

****BRAND-NEW ROOF (2025)****, ****NEW A/C SYSTEM (2021)**, ****whole-house WATER FILTRATION****

The kitchen anchors the home, connecting seamlessly to the OVERSIZED GREAT ROOM and expansive outdoor space. Enjoy PEACEFUL LAKE VIEWS from the LARGE COVERED LANAI or take a dip in YOUR OWN SWIMMING POOL- -ideal for year-round relaxation and entertaining!

River Club residents enjoy a PUBLIC GOLF COURSE-pay as you play! (NO MANADATORY MEMBERSHIP) "A" RATED Schools and many local parks and playgrounds close to this beautifully established neighborhood!

Close to Lakewood Ranch Downtown! Lots of



Shopping, Restaurants, Starbucks, a Movie Theater, and much more. Less than 20 miles to Downtown Sarasota, St Armands Circle, and the Beautiful Gulf Beaches! UTC and I-75 are less than 5 Miles away, and there are over 85 Restaurants within 20 minutes!

Built in 1996

Essential Information

MLS® #	A4660706
Price	\$669,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,392
Acres	0.33
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,175.00
Minimum Lease	6 Months

Community Information

Address	9819 Sweetwater Avenue
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	RIVER CLUB SOUTH SUBPHASE II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34202-4043

Amenities

# of Garages	3
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s)
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Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior Features	Irrigation System, Rain Gutters
Roof	Shingle
Foundation	Block

School Information

Elementary	Braden River Elementary
Middle	Braden River Middle
High	Lakewood Ranch High

Additional Information

Date Listed	August 2nd, 2025
Days on Market	62
Zoning	PDR/WPE/

Listing Details

Listing Office	COLDWELL BANKER REALTY
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