

\$345,000 - 6808 8th Avenue W 34209, BRADENTON

MLS® #A4662487

\$345,000

2 Bedroom, 2.00 Bathroom, 1,803 sqft

Residential on 0.06 Acres

VILLAGE GREEN OF BRADENTON CONDO SECTION, BRADENTON, FL

Embrace the Florida lifestyle with this ever-popular 55+ Village Green paired villa on a quiet cul-de-sac and located in far west Bradenton only 5.7 miles to beautiful Holmes Beach on Anna Maria Island. This most popular D model floor plan offers 1803 sq ft of air-conditioned space and includes an exterior 16 x 14 screened paver deck area overlooking a greenbelt, suitable for relaxation and entertaining. This outdoor patio area is referred to as "the bird cage." This floor plan comes with an oversized 2 car garage with a wind resistant door on remote. As a bonus, tile roof replaced in 2018, A/C and electric service panel new in 2022, all at the owner's expense. For safety reasons hurricane impact wind resistant insulated windows protect the interior. Upon entry, the unit features a secure steel gate and a roll-down hurricane shutter. A ceramic tiled foyer with two large closets, new carpet in the bedrooms, dining room and living room all having crown molding and upgraded window treatments. Double pane insulated French doors open to the Florida room and also access the outside birdcage from the family room. The galley kitchen features a serving pass through to the dining room, granite counter tops, a stainless-steel double sink, refaced cabinets with draw and pantry pull outs, recessed lighting, a new garbage disposal 2022 and a new dishwasher at the end of 2024. Both bedrooms are spacious and include large



closets. The primary bedroom suite offers a spacious walk-in shower. Both bathrooms partially updated. The laundry room includes a full-size washer and dryer, a utility sink, overhead cabinets for storage, and extra space that can be used for additional appliances or repurposed as a craft area or office. The land owned condo fee only \$350 a month and paid \$1,050 quarterly covers basic cable TV, internet, exterior painting, annual roof cleaning, common area taxes, community pool, escrow reserves, grounds maintenance, landscaping (excluding the patio area behind the front pillars), exterior pest control, and pool upkeep. This location provides quick access to shopping centers, medical facilities, unlimited restaurants, GT Bray Park, Robinsons Preserve, Downtown Riverwalk, and the Gulf Beaches. The nearest airports are SRQ, TPA and PIE. For your own personal private showing secure your appointment with the listing agent today.

Built in 1979

Essential Information

MLS® #	A4662487
Price	\$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,803
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	5,262.00

Community Information

Address	6808 8th Avenue W 34209
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Area	Bradenton/Palma Sola
Subdivision	VILLAGE GREEN OF BRADENTON CONDO SECTION
City	BRADENTON
County	Manatee
State	FL
Zip Code	34209

Amenities

Amenities	Cable TV, Pool, Vehicle Restrictions
Parking	Covered, Driveway, Garage Door Opener
# of Garages	2
View	Park/Greenbelt

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	French Doors, Irrigation System, Sidewalk
Lot Description	City Lot, Landscaped, Sidewalk, Street Dead-End
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	August 30th, 2025
Days on Market	43
Zoning	PDP

Listing Details

Listing Office	WAGNER REALTY
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