

\$589,900 - 2856 River Run Way, BRADENTON

MLS® #C7493438

\$589,900

3 Bedroom, 2.00 Bathroom, 2,295 sqft

Residential on 0.26 Acres

RIVER RUN ESTATES, BRADENTON, FL

PRICE REDUCTION MOTIVATED SELLER!!

Welcome to your dream home! This stunning property, located at the top of a serene cul-de-sac on a double lot, offers unparalleled luxury and comfort. Nestled in a picturesque setting with woods at the back and a peaceful pond on the side, this home is a true sanctuary. As you step inside, you'll be greeted by soaring 10-foot ceilings and elegant 8-foot doors, creating a sense of spaciousness and grandeur. The home is beautifully illuminated with tons of recessed lighting throughout, complemented by dimmer switches in most rooms to set the perfect ambiance. The attention to detail is evident in the exquisite woodwork found inside and out as well as the crown molding that adds a touch of sophistication to every room. The kitchen is a chef's paradise, featuring Whirlpool appliances, gas stove and oven, a large farm sink, and stunning quartz countertops with a waterfall edge. The cabinetry offers ample storage, enhanced by under and over cabinet lighting, and the soft-close drawers add a touch of luxury. There's even a handy desk area in the kitchen, perfect for managing household affairs. The large walk-in pantry, with a 2nd refrigerator, provides plenty of space for all your culinary essentials. One of the standout features of this home is the abundance of storage. You'll find plenty of closet space, including large walk-in closets, and the oversized garage is equipped with extra electrical outlets, additional lighting, and



pull-down stairs leading to even more storage above. The garage is also insulated and air-conditioned, making it a comfortable workspace year-round. For your convenience, the home includes a garbage drawer, a buried propane tank, and a tankless propane water heater. The kitchen and living spaces feature beautiful Sherwin Williams paint throughout, giving the home a fresh and modern feel. The electric fireplace adds warmth and charm to the living area, making it a cozy spot to relax with family and friends. The exterior of the home is equally impressive, with hurricane windows and shutters for added safety, and gutters with buried downspouts to ensure proper drainage. The beautifully landscaped yard is maintained with an irrigation system for the flower beds, keeping your garden lush and vibrant. The backyard is a private oasis with a pool, perfect for cooling off on hot summer days, and a beautiful rock garden. Unwind under the covered patio adorned with a wood panel ceiling that elevates the level of sophistication along with the beautiful pavers. Energy efficiency is a key feature of this home, with solar panels installed to reduce your energy bills and a tankless propane water heater for endless hot water. Ceiling fans in every room help keep the home comfortable year-round, and the extra insulation in the garage adds to the overall energy efficiency. The home's large master shower offers a spa-like experience, and the furnishings are negotiable, making it easy to move right in and start enjoying your new home. With crown molding, recessed lighting, and elegant finishes throughout, this home is a perfect blend of style and functionality. Close to restaurants, shopping centers, grocery stores, and entertainment! Don't miss the opportunity to make this extraordinary property your own. With its unbeatable location, luxurious features, and attention to detail, this home is truly a rare find.

Built in 2022

Essential Information

MLS® #	C7493438
Price	\$589,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,295
Acres	0.26
Year Built	2022
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold
Property Taxes	9,632.00
Minimum Lease	No Minimum

Community Information

Address	2856 River Run Way
Area	Bradenton/Braden River
Subdivision	RIVER RUN ESTATES
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-4428

Amenities

# of Garages	2
View	Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Window Treatments
Appliances	Convection Oven, Dishwasher, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Central

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sidewalk
Lot Description	Oversized Lot
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	June 4th, 2024
Days on Market	470
Zoning	RESI

Listing Details

Listing Office	REALTY ONE GROUP MVP
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