

\$425,000 - 6630 Willowshire Way, BRADENTON

MLS® #D6139758

\$425,000

2 Bedroom, 2.00 Bathroom, 1,545 sqft

Residential on 0.13 Acres

HERITAGE HARBOUR SUBPHASE J,
BRADENTON, FL

Experience coastal charm in this beautifully designed 2-bedroom, 2-bath villa with a den/flex and 2-car garage. The impeccable kitchen features white painted cabinets, quartz countertops, a subway tile backsplash, and a deep sink with a new garbage disposal (2022). Kitchen-Aid stainless steel appliances were added in 2023, completing the modern aesthetic. The spacious primary bedroom offers tranquil views of the pond and woods. Its ensuite bathroom includes a garden soaking tub, a tiled shower, a double-sink vanity, and his-and-her closets. A split-bedroom floor plan ensures privacy, with a second full bath conveniently located near the guest bedroom. This villa has been freshly painted and thoughtfully upgraded with hurricane-impact windows (2024), a remote-controlled hurricane screen for the lanai (2023), a new HVAC system (2024), and a washer and dryer (2023). Remote-controlled shades enhance the living room, while the screened lanai provides serene views of the pond and wooded area. The main living areas and kitchen feature elegant tile floors and crown molding for added style. The 2 bedrooms and den/flex has new luxury vinyl plank installed (2022). Included with this home is a coveted social membership, granting access to a wide array of amenities: two fitness centers, eight HAR-TRU lighted tennis courts, two resort-style pools, a resistance swimming pool,



six satellite pools, a 20,000-square-foot clubhouse, restaurants, pickleball courts, and a half basketball court. Enjoy maintenance-free living with lawn care and exterior upkeep included.

Conveniently located near Tampa, St. Petersburg, Sarasota, Bradenton, Lakewood Ranch, and world-renowned beaches like Anna Maria Island and Siesta Key, this home is close to premier shopping, dining, and entertainment. Nearby attractions include UTC Mall, Costco, Ellenton Outlet Mall, Super Target, Whole Foods, Hobby Lobby, and Academy Sports—many just a golf cart ride away! Additional details: Buyers pay a one-time \$1,000 capital contribution to Heritage Harbor and a \$2,500 capital contribution to River Strand. The CDD fee is included in the tax amount. There is a \$750/year food minimum, and rental restrictions require a 30-day minimum, up to 12 times a year. This Lennar Orchid model is ready for you to enjoy luxury living at its finest! Water \$80 Electric \$105 Cable and internet are included in HOA fees. Flood insurance required. Typically \$800-\$1000 annual.

Built in 2017

Essential Information

MLS® #	D6139758
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,545
Acres	0.13
Year Built	2017
Type	Residential
Sub-Type	Villa
Style	Ranch

Status	Sold
Property Taxes	5,373.00
Minimum Lease	1 Month

Community Information

Address	6630 Willowshire Way
Area	Bradenton
Subdivision	HERITAGE HARBOUR SUBPHASE J
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-3305

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Other, Pickleball Court(s), Pool, Security, Tennis Court(s)
Parking	Ground Level
# of Garages	2
View	Water

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan, Other, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Sidewalk, Sliding Doors
Lot Description	Flood Insurance Required, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Middle	Carlos E. Haile Middle
High	Braden River High

Additional Information

Date Listed	January 2nd, 2025
Days on Market	281
Zoning	PDMU

Listing Details

Listing Office	RE FLORIDA HOMES
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