

\$415,000 - 4501 9th Avenue E, BRADENTON

MLS® #O6229224

\$415,000

3 Bedroom, 2.00 Bathroom, 1,602 sqft

Residential on 0.27 Acres

BRADEN RIVER LAKES PH V-A,
BRADENTON, FL

****PLEASE UTILIZE SCHEDULING
FEATURE/CONTACT
OWNER FOR SHOWINGS/OFFERS****
BUYERS AGENTS WELCOME. Charming and
updated

3 bedroom, 2 bathroom lakeview home on an expansive lot that is move in ready! This home boasts an abundance of natural light, high ceilings, pull-down stairs in the spacious 2 car garage for extra attic storage, separate indoor laundry room, and ceiling fans throughout. As you enter you will find open concept living with tile flooring throughout, water views, neutral colors with fresh interior paint. The kitchen is beautifully designed with sleek granite countertops along with ample counter space and cabinetry. Retreat to the spacious primary suite with sliders to the lanai, complete with a private en-suite bathroom with dual sinks and a step in shower, along with a walk in closet. This home is a split plan with the guest bedrooms on the opposite side of the home for maximum privacy. A rear screened spacious lanai offering serene lake views overlooks a huge back yard and pond. With low HOA fees \$36/month, no CDD fees, and no flood insurance this home offers unbeatable value for the price. Centrally located within a quiet community where all the amenities overlook the water. Community features a pool, volleyball and tennis courts, a kayak launch, playground, two gazebos, BBQ grills, river front park and more. The home is



conveniently located less than 2 miles from I-75 near essential shopping such as Publix, Walmart, Costco, Home Depot, new Super Target under construction as well as dining options and banks. Only 30 minutes to the beach, downtown Sarasota, St. Petersburg, and 45 minutes to Tampa International Airport. This beautifully maintained property is ready to become your home.

Built in 1991

Essential Information

MLS® #	O6229224
Price	\$415,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,602
Acres	0.27
Year Built	1991
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	4,814.00
Minimum Lease	6 Months

Community Information

Address	4501 9th Avenue E
Area	Bradenton/Braden River
Subdivision	BRADEN RIVER LAKES PH V-A
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-5803

Amenities

# of Garages	2
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Interior

Interior Features	Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, L Dining, Open Floorplan, Skylight(s), Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Masonry
# of Stories	1

Exterior

Exterior Features	Dog Run, Other, Private Mailbox, Rain Gutters, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

Elementary	William H. Bashaw Elementary
Middle	Carlos E. Haile Middle
High	Braden River High

Additional Information

Date Listed	August 2nd, 2024
Days on Market	370
Zoning	PDP

Listing Details

Listing Office	YOU HAVE REALTY LLC
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