

\$574,900 - 6109 45th Street W, BRADENTON

MLS® #TB8310759

\$574,900

3 Bedroom, 3.00 Bathroom, 2,050 sqft

Residential on 0.36 Acres

FAIRWAYS AT CONQUISTADOR UNIT II,
BRADENTON, FL

Multiple hurricane survivor - Impact glass !
Just reduced \$50,000!! A large backyard will
easily accomodate a pool ! Located 5 minutes
from IMG Academy - NO HOA rental
restrictions-Perfect Investment/second home

Discover this meticulously maintained home
with stunning views of the 10th fairway on the
prestigious IMG Academy Golf Course. This
oversized 3-bedroom, 2.5-bath, 2-car garage
residence offers a blend of luxury and comfort.
The custom kitchen features an island, granite
countertops, and stainless steel appliances.
The interior has been freshly painted and
boasts charming details like a shiplap accent
wall in the living room and guest bedroom, as
well as a beamed ceiling in the enclosed & air
conditioned Florida Room.

Enjoy peace of mind with impact windows and
sliders throughout, along with elegant Italian
porcelain flooring & Engineered Hardwood
flooring in the main areas with plush carpeting
in the bedroom. The primary bath has been
beautifully updated, and the spacious
backyard now includes a concrete patio “
perfect for relaxing or entertaining. Most
furnishings are available to purchase! Situated
just minutes from the cultural attractions of
Sarasota and the pristine white-sand beaches
of the Gulf of Mexico, this home is truly
move-in ready!



Built in 1979

Essential Information

MLS® #	TB8310759
Price	\$574,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,050
Acres	0.36
Year Built	1979
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch, Mediterranean
Status	Sold
Property Taxes	2,942.00
Minimum Lease	No Minimum

Community Information

Address	6109 45th Street W
Area	Bradenton
Subdivision	FAIRWAYS AT CONQUISTADOR UNIT II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34210-4004

Amenities

# of Garages	2
View	Golf Course

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric

Cooling Central Air

Exterior

Exterior Features Irrigation System, Private Mailbox, Rain Gutters, Sliding Doors
Lot Description In County, Level, On Golf Course, Street Dead-End
Roof Shingle
Foundation Slab

School Information

Elementary Bayshore Elementary
Middle Electa Arcotte Lee Magnet
High Bayshore High

Additional Information

Date Listed October 14th, 2024
Days on Market 263
Zoning RSF4.5

Listing Details

Listing Office REDFIN CORPORATION

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