

\$2,900,000 - 6164 9th Avenue Circle Ne, BRADENTON

MLS® #TB8333260

\$2,900,000

5 Bedroom, 5.00 Bathroom, 4,802 sqft

Residential on 1.00 Acres

CYPRESS CREEK ESTATES, BRADENTON, FL

This incredible waterfront home sustained no flood damage during recent storms, providing much peace of mind. Discover unparalleled luxury and waterfront living at Cypress Creek. This spectacular property is a boater's paradise, nestled on the Manatee River with 180° of unobstructed water views. The new dock and 10,000-lb boat lift are your gateway to adventure, just steps from your backdoor, with ample space for your vessel. This expansive 4,802 sq. ft. home is a haven for water enthusiasts, offering direct access to the Gulf of Mexico and nearby award-winning beaches. Completely renovated, including a new roof and 3 A/C units, this better-than-new home is a masterpiece of luxurious design and premium finishes. Offering a lifestyle of comfort and refinement with no high HOA or CDD fees. Situated on a sprawling one-acre lot with a serene pond view out the front, this property provides the ultimate in privacy and picturesque surroundings. The updated 5-bedroom, 5-bath home with two owners suites offers a main-level suite for optimal convenience and an upstairs suite to give separation for family and guests. Indulge in spa-like bathrooms featuring high-end fixtures, oversized walk-in showers, soaking tub, and dual vanities designed for ultimate relaxation and comfort. Both with breathtaking river views. Enjoy serene sunsets from the second-floor private deck, allowing for magnificent sightings of dolphins, manatees,



and so much wildlife! This chef’s dream kitchen offers upgraded granite countertops, soft-close cabinets, new smart stainless steel appliances, and a walk-in pantry. With Smart Home Integration, enjoy the convenience of controlling A/Cs, lighting, pool settings, and more right from your phone. Step into your private resort backyard, featuring a lagoon-style saltwater pool with a travertine deck and spectacular waterfall. New lanai cage with no-see-um screen for the ultimate panoramic view! A bathroom with shower and enclosed sitting area elevates your outdoor living experience. The community is conveniently located near top golf courses, shopping, dining, airports, and more. Enjoy the freedom of boating from your backyard to local beaches, waterfront restaurants, and the Gulf. This rare find combines modern elegance, convenience, and an unmatched boater-friendly lifestyle. Schedule your private tour today and experience luxury waterfront living at its finest!

Built in 1993

Essential Information

MLS® #	TB8333260
Price	\$2,900,000
Bedrooms	5
Bathrooms	5.00
Full Baths	5
Square Footage	4,802
Acres	1.00
Year Built	1993
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Sold
Property Taxes	18,452.00
Minimum Lease	No Minimum

Community Information

Address	6164 9th Avenue Circle Ne
Area	Bradenton
Subdivision	CYPRESS CREEK ESTATES
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-9559

Amenities

Amenities	Gated
Parking	Garage Door Opener, Garage Faces Side, Off Street, On Street, Oversized
# of Garages	3
View	Pool, Water
Is Waterfront	Yes
Waterfront	Waterfront, Brackish Water, River Front
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range, Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony, French Doors, Hurricane Shutters, Lighting, Outdoor Shower, Private Mailbox, Sidewalk, Sliding Doors
Roof	Concrete, Tile
Foundation	Slab

School Information

Elementary	Freedom Elementary
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Middle	Carlos E. Haile Middle
High	Parrish Community High

Additional Information

Date Listed	December 28th, 2024
Days on Market	177
Zoning	RSF1/CH

Listing Details

Listing Office	LPT REALTY LLC
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