

\$875,000 - 17209 Polo Trail, BRADENTON

MLS® #TB8344962

\$875,000

3 Bedroom, 5.00 Bathroom, 2,789 sqft

Residential on 0.22 Acres

POLO RUN PH I-A & I-B, BRADENTON, FL

Discover this opportunity located Lakewood Ranch which is the #1 Rated multi-generational community since 2018! Polo Run is gated and the first solar-powered village, featuring homes with impressive curb appeal enhanced by stunning stone facades, tiled roofs, paved driveways, and beautifully landscaped surroundings. This sought-after Austino II floor plan has 3 bedrooms, 3 full baths, 2 half baths and office space. It's popular for its open concept and in demand for its practical design that features a three-way split layout, where each bedroom has its own en-suite bathroom. The office is located next to one of the secondary bedrooms, creating a perfect opportunity for a second living space suitable for an in-law accommodation. The living and dining areas are elegantly enhanced with tray ceilings, while the gourmet-style kitchen serves as the heart of the home. It features white, wood shaker-style cabinetry, crown molding, and under-mount lighting. A gas cooktop, granite countertops, and a neutral backsplash combine to create finishes that are both timeless and stylish. Your living area will seamlessly extend into a backyard paradise, offering stunning views of the water and sanctuary beyond the PRIVATE POOL. With paved decking and a covered porch, this space becomes a year-round retreat, providing a shield from the Florida weather when necessary. The area beneath the pool cage features multiple seating and lounging options, allowing you to unwind while enjoying the



tranquil water views and the beauty of nature, complete with a variety of birds and wildlife. The pool boasts a pebble-tech finish and includes a heated spa. In addition, there's a jetted jacuzzi, ideal for those moments when you desire a relaxing hydrotherapy massage. The outdoor pool bath mirrors the timeless finishes found in the indoor bathrooms and includes a linen closet for convenient pool towel storage. Back inside, the spacious primary bedroom comfortably fits large furniture and boasts two walk-in closets along with a luxurious en-suite bathroom. This bathroom features a garden tub, a walk-in shower with a seamless glass enclosure, dual/split vanities, and a private water closet. Additional rooms include an interior half bathroom and a laundry room with cabinetry, a sink vanity and walk-in closet. Additional features and updates include energy saving insulation, eco-friendly landscape design, designer front entry door, knock down interior wall finish, crown molding, raised panel interior doors, programmable thermostats and solar panels which provide savings on your utility bills. The village was intentionally designed to eliminate the presence of backyard neighbors, and the sanctuary provides a safeguard against potential future development. The resort style amenities include a state-of-the-art fitness center, pickleball, tennis, basketball, playground and a community pool. The clubhouse also provides a gathering space for community events or intimate get-togethers. The monthly fee covers your ground maintenance, trimming, mulching and irrigation. Close to shopping, dining, 15 minutes to hospitals including Bradenton VA Clinic, and 25 to Sarasota Bradenton International Airport and downtown Sarasota.

Built in 2020

Essential Information

MLS® #	TB8344962
Price	\$875,000
Bedrooms	3
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,789
Acres	0.22
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	8,975.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	1 Month

Community Information

Address	17209 Polo Trail
Area	Bradenton/Lakewood Ranch Area
Subdivision	POLO RUN PH I-A & I-B
City	BRADENTON
County	Manatee
State	FL
Zip Code	34211-1721

Amenities

Amenities	Basketball Court, Clubhouse, Fitness Center, Gated, Optional Additional Fees, Pickleball Court(s), Playground, Pool, Recreation Facilities, Shuffleboard Court, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), High Ceilings
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Tankless Water Heater, Water Softener

Heating	Central
Cooling	Central Air

Exterior

Exterior Features	French Doors, Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	February 4th, 2025
Days on Market	153
Zoning	PD-R

Listing Details

Listing Office	REALTY ONE GROUP SUNSHINE
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