

\$365,000 - 7086 Chatum Light Run, BRADENTON

MLS® #TB8350696

\$365,000

4 Bedroom, 3.00 Bathroom, 2,139 sqft

Residential on 0.12 Acres

LIGHTHOUSE COVE AT HERITAGE
HARBOUR UN 1, BRADENTON, FL

One or more photo(s) has been virtually staged. SELLER WILL REPLACE ROOF WITH AN ACCEPTABLE OFFER! Step into a world of modern elegance and refined luxury in this impeccably updated 4-bedroom, 2.5-bath residence nestled in the prestigious Lighthouse Cove at Heritage Harbour. With fresh exterior and interior paint, lush landscaping, and sophisticated upgrades throughout, this home offers an unparalleled blend of style and comfort. Upon entry, be greeted by a grand living space bathed in natural light, where brand-new luxury vinyl flooring enhances the airy, open-concept design. The designer kitchen is a culinary showpiece, featuring pristine soft-close shaker cabinetry, gleaming quartz countertops, premium stainless steel appliances, and a picturesque dining area with a breathtaking pond view—perfect for intimate gatherings or morning tranquility. A stylishly updated powder room with a pedestal sink and designer lighting adds an elegant touch, while the spacious first-floor laundry room provides both convenience and additional storage. Ascending the staircase, new plush carpeting extends throughout the expansive second level. A versatile loft area offers endless possibilities—whether envisioned as a sophisticated home office, a cozy media lounge, or a refined reading retreat. To the right, two generously sized bedrooms with expansive walk-in closets provide abundant



storage. The first full bath has been beautifully remodeled with a quartz-topped vanity and modern lighting, adding a spa-like ambiance. A third bedroom, equally spacious, offers versatility to suit your lifestyle. The opulent primary suite is a true sanctuary, illuminated by natural light and featuring a vast walk-in closet designed for an elegant wardrobe collection. The lavish en-suite bath is a masterpiece, showcasing a luxurious walk-in shower with river rock flooring, exquisite floor-to-ceiling tile, four built-in shower niches, and three high-end shower fixturesâ€”offering a spa-inspired escape from the everyday. Step outside to your newly screened-in lanai, where you can indulge in serene pond views, unwind in total tranquility, or entertain with effortless sophistication. Additional premium upgrades include an Innovation Homes Smart Thermostat system, a MyQ App-controlled garage door, and a sleek, epoxy-coated garage floor. A home of this caliber presents a rare opportunity to experience modern elegance in a coveted community. Schedule your private showing today! For a virtual tour, click the provided link and experience the beauty of the exceptional home.

Built in 2004

Essential Information

MLS® #	TB8350696
Price	\$365,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,139
Acres	0.12
Year Built	2004
Type	Residential

Sub-Type	Single Family Residence
Status	Sold
Property Taxes	5,346.00
Minimum Lease	1-2 Years

Community Information

Address	7086 Chatum Light Run
Area	Bradenton
Subdivision	LIGHTHOUSE COVE AT HERITAGE HARBOUR UN 1
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-7008

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, PrimaryBedroom Upstairs, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Lighting, Sidewalk, Sliding Doors
Lot Description	City Lot, In County, Sidewalk
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	February 21st, 2025
Days on Market	223
Zoning	PDMU

Listing Details

Listing Office	CARTWRIGHT REALTY
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Listing information last updated on November 5th, 2025 at 9:25am EST