

\$440,000 - 2719 40th Avenue W, BRADENTON

MLS® #W7873152

\$440,000

3 Bedroom, 2.00 Bathroom, 1,673 sqft

Residential on 0.24 Acres

SUN CREST ACRES, BRADENTON, FL

WEST BRADENTON STUNNER! This meticulously maintained 3-bedroom, 2-bathroom POOL HOME sits on an oversized lot with plenty of room to spread out and make memories! Step inside to find a FULLY RENNOVATED kitchen featuring solid wood cabinets, granite countertops, and stainless steel appliances—the kind of space that makes gathering around the table feel extra special! With a gorgeous open floorplan, just beyond the kitchen, you'll fall in love with the SPACIOUS family room, complete with a cozy wood-burning fireplace, creating the perfect spot to unwind after a long day! Outside, you'll find your very own backyard OASIS. The OVERSIZED POOL, resurfaced and retiled in 2019, is ready for sunny afternoons, while the Florida room and newly re-screened patio (2021) offer the perfect place to sip your morning coffee or host a weekend cookout. There is even a mini golf course that you can restore and make your own! Fully fenced with new vinyl fencing in 2023 for added privacy, a large storage shed for all your extras, and major updates like a newer roof (2016) and fresh exterior stucco and paint (2019), this home is as move-in ready as they come. Located far away from any flood zone, and no flood insurance is required! And the best part? There's NO HOA, NO CDD, and NO DEED RESTRICTIONS, giving you the freedom to make this home truly your own! This beauty is SHORT-TERM RENTAL ready! With no minimum lease period, maximizing



your ROI! Located just 20 minutes from the Gulf beaches and Anna Maria Island, SRQ Airport, IMG Academy, SCF College, University Town Center Mall, and minutes from more restaurants and shops than you can count. This is the kind of place where you can put down roots, host your people, and create a life you love. Come see it for yourself!

Built in 1959

Essential Information

MLS® #	W7873152
Price	\$440,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,673
Acres	0.24
Year Built	1959
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	4,018.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	No Minimum

Community Information

Address	2719 40th Avenue W
Area	Bradenton
Subdivision	SUN CREST ACRES
City	BRADENTON
County	Manatee
State	FL
Zip Code	34205-3546

Amenities

Parking	Driveway, Ground Level, Off Street, On Street, Open
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Has Pool	Yes
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Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Thermostat
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Sliding Doors
Lot Description	City Lot, Landscaped
Roof	Shingle
Foundation	Slab

School Information

Elementary	Robert H. Prine Elementary
Middle	W.D. Sugg Middle
High	Bayshore High

Additional Information

Date Listed	March 6th, 2025
Days on Market	191
Zoning	RSF6

Listing Details

Listing Office	THE WILKINS WAY LLC
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