



\$ 550,000



7417 3rd Ave NW, Bradenton, FL 34209

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4626032
- » Single Family | 1,526 ft² | Lot: 15,246 ft²
- » More Info: 74173rdAveNWBradenton.IsForSale.com



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Remarks

This beautiful, completely renovated ranch home is being offered with the furnishings negotiable, if desired and the sellers can close quickly! You will find this lovely home in move-in condition, greeted with a totally updated kitchen, open living space with fireplace and vaulted ceilings to combine modern comforts with the original charm of the home. For peace of mind the roof was completely replaced in 2023 and all windows have recently been replaced to Impact Standards and are adorned with charming plantation shutters. The open feel of the home is accentuated by the split floor-plan offering privacy to owners and guests alike. There is an expansive outdoor space which features newly redone pavers and new Southern fence line, providing ample room for entertaining and relaxation with plenty of room for a pool! The fully fenced backyard is completed with a grill area and is Xeriscape for low maintenance. This prime location in Northwest Bradenton is just minutes to a wealth of amenities; top-rated schools, gulf beaches, shopping and dining, Robinson's Preserve with its' miles of bike/walking paths plus kayak access, and is also nearby hospitals/medical facilities and Sarasota/Bradenton International Airport. No rental restrictions. no CDD fees. and a low HOA fee of \$230 annually.

