

# **\$319,900 - 7317 Skybird Road 7317, BRADENTON**

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MLS® #A4593693

**\$319,900**

3 Bedroom, 2.00 Bathroom, 1,277 sqft

Residential

PALMA SOLA TRACE, BRADENTON, FL

HUGE PRICE DROP! Live the FLORIDA LIFESTYLE in this beautiful 3bdrm/2bth END UNIT CONDO with NEW ROOF that is situated NEXT TO GREEN SPACE and has a VIEW OF THE LAKE. PALMA SOLA TRACE is a NON-AGE RESTRICTED community that WELCOMES your PET(S). You will be less than 5 miles to the BEAUTIFUL AZURE WATERS of the GULF OF MEXICO and the soft sand beaches of ANNA MARIA ISLAND! The beauty of the community goes beyond the sturdy STUCCO buildings to abundant/colorful tropical plants in the professionally landscaped grounds. The winding roads provide benches to watch the water birds play in the lakes/fountains. When your friends/family park in the convenient guest spot they will go up the paved walkway to your private side entrance and enter the welcoming 1st floor (with access to your enclosed garage). All your living is on the 2nd floor with its tree-top view from this peaceful END UNIT of this ASHTON floor plan. The vista includes green space and a lake view from the LANAI and large living rm/dining rm combo. The chef will appreciate serving on the breakfast bar of this inviting kitchen. The plentiful, rich dark wood cabinetry provides elegance that transcends trends and shows off dramatic luxury to this home. There is a FULL-SIZED WASHER/DRYER in hall closet. The 2nd and 3rd bedrooms are separated by the full hall bath with its tub and shower combo. The large 17x11 primary bedroom has walk-in closet and en-suite bath



with a walk-in shower for your ease. The double windows add natural light. The current owners haven't had the chance to spend much time here in the last 5 years, so the home has been barely used! It has been professionally cleaned and maintained, in fact they RECENTLY REPLACED the A/C. When they would come, they enjoyed the amenities, especially the 81-foot lagoon- styled heated pool. Other activities include yoga, book clubs, social nights out and the clubhouse. The clubhouse with its library, work-out center and social room is excellent for parties, meetings, card games or the teenagers to come to watch a movie! The FLORIDA LIFESTYLE doesn't end at home. You can drive the 5 miles to the ANNA MARIA ISLAND for boutique shopping, tiki hut dining and green flash sunsets! The arts/entertainment districts of Sarasota and Bradenton are close by. Palma Sola Trace is convenient to all your needs with grocery stores, big box stores, fast food and favorite sit-down restaurants around the corner. SRQ AIRPORT, Ringling Museum, marinas, golf courses, baseball training fields and IMG Academy are accessible. I-75 is nearby for trips to Orlando's amusement parks, Tampa or Miami's night life!

Built in 2014

**Essential Information**

|                |                     |
|----------------|---------------------|
| MLS® #         | A4593693            |
| Price          | \$319,900           |
| Sold Price     | \$310,000           |
| Sold Date      | February 21st, 2025 |
| Bedrooms       | 3                   |
| Bathrooms      | 2.00                |
| Full Baths     | 2                   |
| Square Footage | 1,277               |
| Year Built     | 2014                |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Condominium |
| Status   | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7317 Skybird Road 7317 |
| Area        | Bradenton/Palma Sola   |
| Subdivision | PALMA SOLA TRACE       |
| City        | BRADENTON              |
| County      | Manatee                |
| State       | FL                     |
| Zip Code    | 34209-5892             |

### Amenities

|              |                                                                               |
|--------------|-------------------------------------------------------------------------------|
| Amenities    | Lobby Key Required, Maintenance, Playground, Pool                             |
| Parking      | Driveway, Garage Door Opener, Ground Level, Guest, Off Street, Under Building |
| # of Garages | 1                                                                             |
| View         | Water                                                                         |
| Waterfront   | Lake                                                                          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Stone Counters |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Washer                 |
| Heating           | Central, Electric                                                                            |
| Cooling           | Central Air                                                                                  |
| # of Stories      | 2                                                                                            |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Hurricane Shutters, Lighting, Sidewalk |
| Lot Description   | Corner Lot, Landscaped, Sidewalk       |
| Roof              | Shingle                                |
| Foundation        | Slab                                   |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sea Breeze Elementary |
| Middle     | W.D. Sugg Middle      |
| High       | Bayshore High         |

## **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | December 31st, 2023 |
| Days on Market | 557                 |
| Zoning         | PDP                 |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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