

\$555,000 - 9604 Cortez Road W 135, BRADENTON

MLS® #A4597544

\$555,000

3 Bedroom, 3.00 Bathroom, 1,988 sqft
Residential

THE WATERWAY PH I, BRADENTON, FL

*****MOTIVATED SELLER*** ***SIGNIFICANT
PRICE DROP*****

**NO STORM DAMAGE!!! BOAT NEVER
TOUCHED BY WATER WITH HIGH BOAT
LIFT!!!**

Luxurious Waterfront Living with Resort-Style
Amenities: Rarely Available 3 Bed, 3 Bath
Condo in West Bradenton with Boat Lift!

Welcome to Waterway Unit #135, a hidden
treasure in the heart of West Bradenton,
Florida. This exceptional 3-bedroom,
3-bathroom condo offers a rare opportunity for
luxurious waterfront living with a host of
enticing features.

The prime location of Waterway Unit #135 is
unparalleled, situated just under 3 miles from
the pristine shores of Anna Maria Island. This
ideal blend of tranquility and beachside
excitement makes it a haven for those seeking
the best of both worlds.

Enjoy the breathtaking panoramic bay views
and watch the wildlife (manatees, ospreys,
dolphins, and more) from the comfort of your
front room. Another standout feature is the
dedded boat slip, equipped with a 10,000 lb
lift, providing direct access to the bay. Sail
effortlessly into the blue waters and explore
the beauty of the Florida coastline at your
leisure. For the fishing family, convenient
cleaning stations for your in-shore or off-shore
catches are provided by the HOA. Cherish the



opportunity to catch lunch in your backyard!

Recent renovations have elevated the condo to the highest standards of modern living. A new air conditioner installed in 2023 and updated windows in 2022 ensure not only energy efficiency but also contemporary comfort. The condo's interior has been thoughtfully designed in a modern coastal look, eliminating the need for any updates. This contemporary aesthetic adds to the overall appeal, providing a seamless blend of style and functionality. Furnishings are negotiable should you want to keep this unit just the way it is!

In addition to the exceptional living quarters, residents of Waterway Unit #135 are treated to a range of resort-style amenities. Engage in friendly matches on tennis/pickleball courts, maintain a healthy lifestyle in the equipped exercise room, and socialize with neighbors and friends in the welcoming clubhouse.

The allure of resort living extends further with the inclusion of a heated pool and spa. Imagine relaxing and rejuvenating in this oasis, creating the ultimate retreat within your own home.

Worry-free living is facilitated by the Homeowners Association (HOA), which covers essential services such as water, cable, maintenance, and flood insurance. Furthermore, the recent settlement of a major roof assessment by the owner ensures the longevity and structural integrity of the building.

Experience the epitome of waterfront luxury living at Waterway Unit #135. From the breathtaking bay views to the deeded boat slip, resort-style amenities, and the contemporary coastal design with no updates

needed, this rare gem offers a lifestyle of magnificence. Act now to secure your chance to make this coastal haven your new home. Contact us today to schedule a viewing and immerse yourself in the beauty and comfort that Waterway Unit #135 has to offer. (Boat Slip #28)

Built in 1982

Essential Information

MLS® #	A4597544
Price	\$555,000
Sold Price	\$430,000
Sold Date	December 3rd, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,988
Year Built	1982
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	9604 Cortez Road W 135
Area	Bradenton
Subdivision	THE WATERWAY PH I
City	BRADENTON
County	Manatee
State	FL
Zip Code	34210-1807

Amenities

Amenities	Cable TV, Clubhouse, Elevator(s), Fitness Center, Lobby Key Required, Pickleball Court(s), Pool, Spa/Hot Tub, Tennis Court(s), Wheelchair Access
Parking	Ground Level, Guest, Reserved, Under Building
View	Pool, Water

Is Waterfront	Yes
Waterfront	Canal Front, Waterfront, Canal - Saltwater

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Irrigation System, Lighting, Tennis Court(s)
Lot Description	Landscaped, Near Golf Course, Near Marina
Roof	Shingle
Foundation	Block

Additional Information

Date Listed	February 1st, 2024
Days on Market	616
Zoning	PDR

Listing Details

Listing Office	DALTON WADE INC
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