

\$995,000 - Braden River Road, BRADENTON

MLS® #A4603303

\$995,000

Bedroom, Bathroom,
Land on 2.17 Acres

N/A, BRADENTON, FL

Significant price Improvement of \$200,000. Seller will consider holding paper - seller is creative, let's talk. Coastal point of view with inland peace of mind! Iconic waterfront sunsets await without the drama of living too close to the ocean. Positioned 15 miles east from the nearest beach, boasts a private estate on Ward Lake to build your Florida dream home. Battle tested through the most challenging hurricane season this area has seen in well over a century, this property did not suffer any significant flooding or wind damage. And while this history is no guarantee against future storm risks, it does provide valuable insight. Bordering a fresh water lake in Manatee County, the property does not experience tides. Furthermore, a dam separates Ward Lake from the brackish water of the Braden River, making it more resistant to storm surge. Nevertheless, Ward Lake still remains boatable with fishing, sightseeing, and entertainment/dining options available. This 2.17-acre waterfront vacant land presents an unparalleled opportunity for ownership, combining tranquility and convenience. The adjacent parcel can be purchased as well in a package with this parcel (MLS: A4615365). Spanning a serene expanse, this property is a canvas for your vision and offers a rare opportunity to create a haven in a highly desirable location. This opportunity provides the best of both worlds - private water views coupled with in-town conveniences. Boasting 225 feet of frontage



along the picturesque Evers Reservoir, this parcel is a mere 2 miles from the I-75 corridor, ensuring swift access to shopping, dining, and a myriad of amenities. This secluded and exclusive paradise is nestled behind a gated entrance to ensure privacy. Spanning an idyllic landscape, the property is meticulously kept with swaying palm trees and enchanting uplighting, creating an oasis of natural beauty. Beyond the gates, a lifestyle of leisure unfolds...kayaking, fishing, bird watching, and seamless boating adventures to nearby Jiggs Landing, Braden River and the renowned Linger Lodge restaurant. This premium location provides not just a piece of land but a gateway to an elevated way of life. Craft your dream home on this generous canvas, with the added luxury of western views that open up to breathtaking panoramas of Florida's diverse wildlife and offer a front-row seat to mesmerizing sunsets. Immerse yourself in the serenity of waterside living, all while being in close proximity to the pulse of nearby attractions. Don't miss the chance to seize this rare chance to own a waterfront sanctuary, promising scenic beauty, making every day a retreat in your personal oasis. Let's Talk...

Essential Information

MLS® #	A4603303
Price	\$995,000
Sold Price	\$1,150,000
Sold Date	May 5th, 2025
Acres	2.17
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	Braden River Road
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Area	Bradenton/Braden River/Lakewood Rch
Subdivision	N/A
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-7813

Amenities

View	Water
Is Waterfront	Yes
Waterfront	Lake, Waterfront, Lake Front

Exterior

Lot Description	Buildable, Cleared, In County, May Need To be Filled, Oversized Lot, Street Dead-End
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School Information

Elementary	Tara Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	March 14th, 2024
Days on Market	556
Zoning	RDD6/WPE

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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