

\$850,000 - 6969 74th Street Circle E, BRADENTON

MLS® #A4611545

\$850,000

5 Bedroom, 4.00 Bathroom, 3,681 sqft
Residential on 0.43 Acres

RIVER PLACE, BRADENTON, FL

Over 100k in improvements and upgrades! This impeccable 5/4, bonus room with pool is located on the Braden River. No need to wait to build, this home has been freshly painted and updated with gorgeous selections in a neutral palette. The curb appeal draws you in to the welcoming front porch with plenty of covered space for seating. The master suite is located towards the front of the home with an attached den/office space. Master closet has a new custom closet system. All flooring has been updated to LVP throughout. The kitchen cabinets have been newly painted and island bar was lowered and all countertops replaced with gorgeous quartz as well as new backsplash, sink, dishwasher, refrigerator, faucet, disposal and pendant lighting. The family room features a stone wall with electric fireplace and mounted TV that will stay with the home. There are 3 guest bedrooms on the lower level with 2 bathrooms and a new custom closet system was installed in bedroom #2. The bonus room has so many options from theatre room, game room, in-law quarters as it also includes the 5th bedroom and 4th bathroom. Another great feature is the pool with covered lanai which overlooks the conservation area to enjoy wildlife morning and night. The pool has been converted to salt water, a newly added hurricane pad for equipment and new Hayward heater. Other upgrades include a whole house water purification system, new gutters, new lighting downstairs, new fans and gutters. Walking



path through the private preserve to your own waterfront access to the Braden River. LOW HOA and NO CDD! This gated community offers an updated clubhouse, pool, fitness center, trails and a kayak launch.

Built in 2006

Essential Information

MLS® #	A4611545
Price	\$850,000
Sold Price	\$830,000
Sold Date	November 1st, 2024
Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	3,681
Acres	0.43
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	6969 74th Street Circle E
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	RIVER PLACE
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-7185

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Playground, Pool, Recreation Facilities
Parking	Driveway, Garage Door Opener
# of Garages	3
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Water Filtration System
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Sidewalk, Sliding Doors
Lot Description	Conservation Area, In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Tara Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	May 23rd, 2024
Days on Market	447
Zoning	PDR/WPE/

Listing Details

Listing Office	BETTER HOMES & GARDENS REAL ES
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Listing information last updated on October 22nd, 2025 at 3:12pm EDT