

\$300,000 - 2609 13th Avenue E, BRADENTON

MLS® #A4615532

\$300,000

3 Bedroom, 2.00 Bathroom, 1,749 sqft

Residential on 0.22 Acres

LAURELWOOD, BRADENTON, FL

Welcome to your potential new home in sunny Bradenton, Florida! This charming 3-bedroom, 1 and a half-bathroom house is ready to welcome you with open arms and a fresh new look. Step inside and you'll be greeted by the open floor plan living room to kitchen - tile flooring that's so shiny, you might want to wear sunglasses indoors! One of the bedrooms has been treated to this stylish update, Vinyl flooring giving it a modern and easy-to-maintain surface that'll have you doing happy dances (just make sure you've got your non-slip socks on).

But wait, there's more! The entire house, inside and out, has been given a 2024 makeover with new interior and exterior paint. It's like the house equivalent of a fresh haircut and a new outfit - looking good and ready to impress!

Now, let's talk about the outdoors. Storage shed available for lawn equipment. The lot size here is generous enough to make your neighbors a tad jealous. Whether you've got a green thumb and dream of creating your own vegetable kingdom, or you just want space for the kids and pets to run wild, this yard has got you covered.

For all you golf enthusiasts out there, get ready to do a happy dance. There's a private 9-hole executive golf course nearby, and you can join the yearly membership program. It's like having your own personal golf paradise



just a stone's throw away. Just remember, yelling "fore" at 6 am might not make you the most popular neighbor!

But the perks don't stop there. The area is packed with amenities that'll make your friends wonder if you've hit the jackpot. Take a stroll down the scenic Bradenton Riverwalk, where you can pretend you're a famous explorer discovering new lands. If you're into baseball, LECOM Park is nearby, home to the Pittsburgh Pirates during Spring Training. Who knows, you might catch a fly ball from your front porch!

For those emergency shopping needs (or just because you deserve it), Ellenton Premium Outlets is just a short drive away. And let's not forget about the cherry on top - the beautiful beaches of Anna Maria Island are within easy reach. Once voted the top spot among Popular Beach Towns in America, it's the perfect place to work on your tan and pretend you're on a permanent vacation.

So, what are you waiting for? This house is ready to be your new home sweet home. Give us a call, schedule a visit, and get ready to start your next adventure in this fantastic Bradenton property!

Built in 1981

Essential Information

MLS® #	A4615532
Price	\$300,000
Sold Price	\$300,000
Sold Date	November 6th, 2024
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1

Square Footage	1,749
Acres	0.22
Year Built	1981
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2609 13th Avenue E
Area	Bradenton/Braden River
Subdivision	LAURELWOOD
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-3050

Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Storage
Roof	Shingle
Foundation	Block

School Information

Elementary	Manatee Elementary School-MN
Middle	Dr Mona Jain Middle
High	Manatee High

Additional Information

Date Listed	August 28th, 2024
Days on Market	400
Zoning	R1C

Listing Details

Listing Office

RE/MAX ALLIANCE GROUP

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