

# **\$350,000 - 3406 52nd Avenue W 3406, BRADENTON**

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MLS® #A4618563

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,369 sqft

Residential

SOUTHWINDS AT FIVE LAKES PH A, 6, 7,  
8&11, BRADENTON, FL

Welcome to this 2-bedroom, 2-bathroom home and community located less than a mile from Bradenton's world-famous IMG Academy. This enclave welcomes you with a cute picket fenced courtyard that provides the perfect setting for greeting neighbors as you enjoy your morning coffee. The quiet streets provide a wonderful place to get out to walk your small (under 25 lb.) dog around the neighborhood, and the community center with its pool and tennis court provide a welcome get-away. The large walk-through kitchen with its granite countertops has a small eating area. The open living room with its soaring ceilings gives this unit an open feeling at the same time it provides spacing between bedrooms. The main bedroom, located at the back of the home, also has tall ceilings and plenty of closet space. The main bathroom, newly renovated, has a skylight that provides a pleasant ambiance and has a walk-in shower and dual sink vanity. The windowed lanai provides a quiet sanctuary at the back of the home, and the 6-foot privacy fences provide the feeling of seclusion. Newly replaced are the window screens, all window blinds, gutters, and down spouts to the home. The water heater is new as well, replaced in 2023. The roof was replaced in 2021, and the A/C was replaced in 2019. The community has an area for parking your RV or boat and trailer here for a small fee, please check the rules and process. This home and community are



approximately 10 miles away from Anna Maria Island’s beautiful beaches, and approximately 7 miles from Sarasota Airport.

Built in 1988

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | A4618563           |
| Price          | \$350,000          |
| Sold Price     | \$345,000          |
| Sold Date      | October 30th, 2024 |
| Bedrooms       | 2                  |
| Bathrooms      | 2.00               |
| Full Baths     | 2                  |
| Square Footage | 1,369              |
| Year Built     | 1988               |
| Type           | Residential        |
| Sub-Type       | Condominium        |
| Status         | Sold               |

**Community Information**

|             |                                           |
|-------------|-------------------------------------------|
| Address     | 3406 52nd Avenue W 3406                   |
| Area        | Bradenton                                 |
| Subdivision | SOUTHWINDS AT FIVE LAKES PH A, 6, 7, 8&11 |
| City        | BRADENTON                                 |
| County      | Manatee                                   |
| State       | FL                                        |
| Zip Code    | 34210-3251                                |

**Amenities**

|              |   |
|--------------|---|
| # of Garages | 1 |
|--------------|---|

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen                                           |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer |
| Heating           | Electric                                                                                                |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |

|              |             |
|--------------|-------------|
| Fireplaces   | Family Room |
| # of Stories | 1           |

**Exterior**

|                   |           |
|-------------------|-----------|
| Exterior Features | Courtyard |
| Roof              | Shingle   |
| Foundation        | Slab      |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2024 |
| Days on Market | 299             |
| Zoning         | RMF9            |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | BRICKHOUSE RE, LLC |
|----------------|--------------------|

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