

\$390,000 - 3226 45th Way E, BRADENTON

MLS® #A4620036

\$390,000

3 Bedroom, 2.00 Bathroom, 1,924 sqft

Residential on 0.18 Acres

WALLINGFORD, BRADENTON, FL

**** Well laid out, 3-Bedroom Home with Private Pond Views in Wallingford****

Discover your future dream home in the sought-after Wallingford community! This 3-bedroom, 2-bathroom residence features a well-thought-out split layout that offers both privacy and comfort. Host dinner parties in the formal dining room, relax in the cozy living room, and enjoy the open-concept great room that flows seamlessly into the kitchen. With large sliders that frame tranquil pond views, the great room is ideal for both entertaining and unwinding.

The kitchen is at the heart of this home, featuring a freestanding island that overlooks the private rear yard, a spacious eat-in dining area featuring a aquarium window for casual meals, and a walk-in pantry for all your storage needs. An indoor laundry room and a double-car garage add to the convenience and functionality of this home.

The spacious primary bedroom serves as a private retreat, offering double walk-in closets and a luxurious en suite bathroom with a soaking tub, a zero entry walk-in shower, and double vanity. Sliding doors from the primary suite lead to a screened-in rear patio, perfect for enjoying serene sunrise views over the pond—true Florida living at its finest. The second and third bedrooms are situated off the great room, conveniently located next to the



guest bathroom with a tub.

The private rear yard and picturesque pond views set this property apart, offering a perfect setting for a future pool. Enjoy peaceful moments on your screened-in porch, watching ducks and egrets glide across the pond. With no rear neighbors directly behind you, your view is uninterrupted, enhancing the sense of seclusion and tranquility.

Built in 2002

Essential Information

MLS® #	A4620036
Price	\$390,000
Sold Price	\$350,000
Sold Date	January 17th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,924
Acres	0.18
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Style	Ranch
Status	Sold

Community Information

Address	3226 45th Way E
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	WALLINGFORD
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203-8892

Amenities

# of Garages	2
View	Water

Interior

Interior Features	Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Private Mailbox
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	August 16th, 2024
Days on Market	380
Zoning	PDR

Listing Details

Listing Office	FINE PROPERTIES
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