

\$324,900 - 2916 40th Avenue W, BRADENTON

MLS® #A4620199

\$324,900

2 Bedroom, 2.00 Bathroom, 1,300 sqft

Residential on 0.24 Acres

SUN CREST ACRES, BRADENTON, FL

West Bradenton cutie! Just what youâ€™ve been waiting for; a single-family home on a dead-end street with a huge newly fenced (privacy) backyard for pets and munchkins to enjoy. This home is merely minutes from everything one needs, yet quiet with no through traffic, close to the cul de sac. The spacious kitchen has lovely granite counters, tumbled backsplash, updated appliances including French door fridge with dispenser, smoothtop range, plenty of cabinetry and counter space, tile on the diagonal and is open to the generous living room via a large breakfast counter. Just look at that huge pantry cabinet! Here, there are sliders to the back yard which has a nice storage shed with electricity and both sides of the yard have entry/exit doors to the front yard for easy access. The primary bedroom is spacious with a roomy walk-in closet and a large bath with updated everything. On the other side of the home is a former garage which has been converted to a spacious guest room with a Murphy bed built in and private bath with the washer and dryer as well as another door to the rear yard. Some notable features are a metal roof, mostly tile and “Solid Bamboo Wood Tongue and Groove Flooring” by Style Selections, newly painted inside and out, new exterior light fixtures, newly replaced 6” wood rear fence, paved patio outside master bedroom, tempered safety windows and storm protection fabric screens for all but one exit door. This home is about 15 minutes to some



of the most beautiful beaches in the world and between 15 and 30 minutes to practically every event one could need or wish for including, medical facilities, schools and colleges, parks, Riverwalk, shopping, houses of worship, theaters live and big screen, fishing, golfing, boating, museums, entertainment, infamous St Armands Circle and UTC Mall, professional sports venues of all kinds including baseball, boat and car races, rowing & even polo. We even have our own Sarasota Bradenton International Airport. The pool has not been used in several years and even though there is power to them, it is currently unknown as to whether the components are operable. There is significant debris and discoloration, though it appears the pump and pool light are operational. It does require cleaning and maintenance at the very minimum.

Built in 1972

Essential Information

MLS® #	A4620199
Price	\$324,900
Sold Price	\$290,000
Sold Date	December 13th, 2024
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,300
Acres	0.24
Year Built	1972
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	2916 40th Avenue W
Area	Bradenton

Subdivision	SUN CREST ACRES
City	BRADENTON
County	Manatee
State	FL
Zip Code	34205-3562

Amenities

Parking	Converted Garage, Covered, Tandem
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Sliding Doors, Storage
Roof	Metal
Foundation	Slab

Additional Information

Date Listed	August 15th, 2024
Days on Market	413
Zoning	RSF6

Listing Details

Listing Office	WAGNER REALTY
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