

\$325,000 - 346 Fairway Isles Lane, BRADENTON

MLS® #A4621104

\$325,000

2 Bedroom, 2.00 Bathroom, 1,665 sqft

Residential on 0.14 Acres

STONEBROOK AT HERITAGE HARBOUR
A-1, BRADENTON, FL

First time on the market! This spacious "Jacqueline" floorplan villa, situated in the highly desirable gated Golf Community of Stoneybrook at Heritage Harbour, offers a maintenance-free lifestyle. Located on a premium lot, the home features serene golf views, best enjoyed from the oversized screened lanai. The open floor plan is ideal for both comfortable living and entertaining, with great natural light throughout the living/dining area. The spacious centrally located kitchen offers a pantry, breakfast bar, and Corian countertops. The expansive owner's suite boasts beautiful golf views, a walk-in closet, dual sinks, a tile shower, and linen closet. The utility room includes sink, and washer and dryer. Two Car Garage! The maintenance fee covers all exterior upkeep, including the barrel tile roof, landscaping, irrigation, and building structure.

Stoneybrook features exceptional amenities, including a Jr. Olympic-sized heated resort-style pool, a satellite pool, spa, 24-hour fitness center, recreation center with scheduled activities, and various sports facilities such as tennis, pickleball, volleyball, and basketball. Additional amenities include ball fields, dog parks, a fishing pier by the lake, nature trails, playgrounds, and picnic areas. Heritage Harbour Golf does not require mandatory golf fees but offers resident discounts and has an on-site restaurant with



entertainment and daily activities.
Conveniently located near world-renowned beaches, including Anna Maria Island, as well as downtown Sarasota, Lakewood Ranch, UTC Mall, Ellenton Mall, I-75, and SRQ, Tampa and St. Pete airports. Adjacent to the new Marketplace with Costco, and on the way..Whole Foods, Hobby Lobby, Target, Academy, and numerous other dining and shopping options. Priced to allow the buyer to personalize to their requirements!

Built in 2003

Essential Information

MLS® #	A4621104
Price	\$325,000
Sold Price	\$310,000
Sold Date	January 16th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,665
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Villa
Style	Florida
Status	Sold

Community Information

Address	346 Fairway Isles Lane
Area	Bradenton
Subdivision	STONEYBROOK AT HERITAGE HARBOUR A-1
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-9332

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Optional Additional Fees, Other, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions
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# of Garages	2
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View	Golf Course
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Interior

Interior Features	Ceiling Fan(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments
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Appliances	Dishwasher, Disposal, Dryer, Range, Refrigerator, Washer
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Heating	Central
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Cooling	Central Air
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# of Stories	1
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Exterior

Exterior Features	Irrigation System, Sidewalk, Sliding Doors
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Roof	Tile
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Foundation	Slab
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Additional Information

Date Listed	September 9th, 2024
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Days on Market	328
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Zoning	PDMU
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Listing Details

Listing Office	MATTHEW GUTHRIE AND ASSOCIATES REALTY LLC
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Listing information last updated on November 5th, 2025 at 5:09am EST