

\$1,790,000 - 9115 Nassau Road, BRADENTON

MLS® #A4622993

\$1,790,000

3 Bedroom, 3.00 Bathroom, 2,717 sqft

Residential on 0.28 Acres

CORAL SHORES, BRADENTON, FL

This stunning 3 bed, 3 bath Mediterranean-style home, built in 2006, offers the perfect blend of luxury, convenience, and Florida waterfront living. Positioned 14 feet above sea level, unlike most of the neighborhood built in the 1980s at ground level, this home stands apart in both elevation, quality and square footage.

Designed with impeccable attention to detail, the home boasts soaring ceilings with elegant tray ceilings throughout, flooding the space with natural light. The spacious living areas are complemented by a chef's kitchen featuring granite countertops, double built-in ovens, and an expansive island that's perfect for both everyday meals and entertaining guests.

The luxurious primary suite is a true retreat, with ample space for a private sitting area. The en-suite bath features dual vanities, a soaking tub, and a walk-in shower. You'll love the walk-in closet that offers abundant storage and built-ins for all your wardrobe needs. The additional two bedrooms are generously sized with plenty of closet space as well, ensuring comfort for family or guests. A conveniently located full pool bath adds even more functionality, making outdoor entertaining a breeze.

The outdoor space is just as impressive as the interior. The caged pool and spa were resurfaced in 2023, and a new pump was



installed in 2024. The outdoor oasis offers a peaceful escape, perfect for relaxation or gatherings. A well-manicured lawn with irrigation and night lighting creates a resort-like atmosphere, while the canal-front open dock, built in 2011, features water and electric connections and a 10,000-pound boat lift added in 2019. In addition, the beautifully landscaped .28 acre corner lot is fully lit at night and has irrigation throughout.

Boaters will love that open water is just minutes away, making this the ideal location for quick trips out to explore the Gulf. The canal is always fresh and clean, thanks to a full-flow water connection under the road, ensuring a continuous flow that keeps the water pristine at all times.

For car enthusiasts, the oversized 3-car garage, complete with a 1-car lift and fresh epoxied floors, provides space for up to 4 vehicles. Whether it's your personal fleet or guest parking, this home offers ample space for everyone.

Built and still owned by its original owner, the meticulous maintenance and care are evident throughout. Additional updates include hurricane windows throughout entire house, a new AC unit in 2021, a new water heater in 2024, and the seawall being recapped in 2011 ensuring comfort and peace of mind for years to come.

This Coral Shores home offers a rare combination of luxury, convenience, and waterfront access. So don't miss the chance to experience elevated living at its finest and make yourself the king or queen of this castle!

Built in 2006

Essential Information

MLS® #	A4622993
Price	\$1,790,000
Sold Price	\$1,700,000
Sold Date	November 6th, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,717
Acres	0.28
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

Community Information

Address	9115 Nassau Road
Area	Bradenton
Subdivision	CORAL SHORES
City	BRADENTON
County	Manatee
State	FL
Zip Code	34210-2136

Amenities

# of Garages	3
Is Waterfront	Yes
Waterfront	Canal - Saltwater
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Dry Bar, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer
Heating	Heat Pump

Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Awning(s), Garden, Irrigation System, Lighting, Outdoor Shower, Private Mailbox, Rain Gutters, Sliding Doors
Lot Description	Corner Lot, Landscaped
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	September 12th, 2024
Days on Market	367
Zoning	RSF4.5

Listing Details

Listing Office	KW SUNCOAST
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