

\$1,400,000 - 1256 Tyne Lane, BRADENTON

MLS® #A4628094

\$1,400,000

3 Bedroom, 5.00 Bathroom, 3,460 sqft

Residential on 0.49 Acres

TIDEWATER PRESERVE 7, BRADENTON,
FL

Dreaming of living in a waterfront paradise without the worry, look no further. This stunning home in the boating community of Tidewater Preserve had no issues with the weather events. Luscious landscaping on this .49 acre corner lot welcome you home. The soaring ceilings of the front porch & entry foyer lead you inside where you are greeted by rich porcelain tiled floors and expansive views of the pool and breathtaking rear yard through fully pocketing glass sliding doors. The outdoor space features an open air Travertine deck surrounding the heated salt water pool with artistic fountains and a beach entry sure to delight the entire family. A timed automatic pest system services the large lanai & rear yard. Remote controlled screens can be closed on the covered lanai and electric sun shades can be closed on the sliders inside. Upscale fencing in the rear yard is flanked by incredible brick lined landscaping beds, lighting and irrigation, which are also found throughout the yard and maintained by the HOA. The hot tub is a nice treat after a day of fishing and the sauna room with extra storage has its own TV. Natural gas feeds the tankless water heater, kitchen cooktop and built-in grill in the granite topped outdoor kitchen. The open great room has an electric fireplace to add ambiance and the huge dining area and chef's kitchen make entertaining a breeze. New quartzite counters, designer hardware and faucets have been added in the kitchen



and all bathrooms giving them a modern feel. Stunning high end lighting has been added in most rooms. Stainless appliances, new backsplashes, under sink RO system, whole house water softener and a tall beverage fridge will delight the chef of the family. The kitchen island and breakfast bar are great for casual dining. The primary bedroom has a lovely tray ceiling, hardwood floors, custom draperies & shades and dual closets, one with a new custom closet system. The spa-like primary bath has a large soaking tub, shower with built-in bench, split vanities with quartzite counters and a private water closet room. A half bath with a large storage closet is found off the great room and lanai area. The study has gorgeous built in shelves & desk, hardwood floors, high-end barn door and a unique Italian chandelier. Bedrooms 2 & 3 are both en suite and separated for privacy. The indoor laundry features a granite counter, sink, additional storage and washer/dryer. A cabled stair rail leads to the enormous 2nd floor bonus room & en suite bath. A 2nd screened lanai gives you spectacular views of the river and sunsets. A wet bar with fridge and multiple closets add convenience for guests and electric roll down sun shades on the sliders delight movie goers and late sleepers alike. Split garages have epoxy floors and great storage. Other features include framed windows, central vacuum, whole house surge protector, 220 outlet for EV charging and outlets for special occasion lighting in the exterior soffits. Boat slips are available for rent at the marina with NO wait. Swim at one of three community pools or work out in one of the fitness centers. There are 3 Har Tru tennis courts, a tot lot, dog park and kayak launch with racks for rent. This 24 hour staffed gated community is close to Riverwalk, great dining, shopping, entertainment venues, Anna Maria Island and gorgeous beaches. Too many amazing features to list here so don't miss out

on one of the nicest homes in the community,
schedule a private showing today!

Built in 2016

Essential Information

MLS® #	A4628094
Price	\$1,400,000
Sold Price	\$1,400,000
Sold Date	February 4th, 2025
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,460
Acres	0.49
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1256 Tyne Lane
Area	Bradenton/Braden River
Subdivision	TIDEWATER PRESERVE 7
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-2565

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Optional Additional Fees, Park, Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Oversized, Split Garage
# of Garages	3
View	Pool, Water
Waterfront	Waterfront
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Sauna, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments
Appliances	Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Central, Electric, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Electric, Living Room
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Outdoor Kitchen, Rain Gutters, Sauna, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Corner Lot, Flood Insurance Required, City Lot, Landscaped, Near Marina, Oversized Lot, Sidewalk
Roof	Concrete, Tile
Foundation	Slab

School Information

Elementary	Freedom Elementary
Middle	Carlos E. Haile Middle
High	Braden River High

Additional Information

Date Listed	November 10th, 2024
Days on Market	280
Zoning	R1

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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Listing information last updated on November 4th, 2025 at 1:54am EST