

\$745,000 - 12607 Lake Silver Avenue, BRADENTON

MLS® #A4630131

\$745,000

3 Bedroom, 3.00 Bathroom, 2,266 sqft
Residential on 0.23 Acres

EAGLE TRACE PH III-B, BRADENTON, FL

Don't miss this opportunity to own a slice of paradise! Nestled within the planned community of Lakewood Ranch, Eagle Trace is the stage for you to enjoy your Florida living. Three generously sized bedrooms, each offering a peaceful retreat, two and a half bathrooms and a grand open floor plan. Home offers the perfect balance of comfort, functionality and prime location. Centered between Sarasota to the south, St. Pete to the north and Tampa within an hour for your big city needs.

As you step inside, you'll be captivated by the spacious and inviting living areas. The expansive kitchen, a chef's dream. The adjacent living room, having an abundance of natural light, and lovely dining area for family meals and social gathering. From the family room a sizeable den that can be used as a dedicated office, flex space for multipurpose use. The owner's suite with en-suite bathroom is very spacious and bright. A functional bathroom with two separate vanities, walk-in corner shower, private toilet closet and two walk-in closets. The 3-car garage provides ample space for your vehicles and storage needs. In the backyard, unwind in your private oasis, complete with a sparkling heated pool, perfect for year-round enjoyment. Whether you prefer sunbathing on a lounge chair or taking a refreshing swim, this outdoor oasis has it all. With no CDD FEES, Eagle trace is a maintenance free, gated community. Amenities include a community center with a



swimming pool, spa, tennis courts, playground
and outdoor entertainment area and covered

Built in 2016

Essential Information

MLS® #	A4630131
Price	\$745,000
Sold Price	\$722,000
Sold Date	February 6th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,266
Acres	0.23
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	12607 Lake Silver Avenue
Area	Bradenton/Lakewood Ranch Area
Subdivision	EAGLE TRACE PH III-B
City	BRADENTON
County	Manatee
State	FL
Zip Code	34211-8203

Amenities

Parking	Driveway, Garage Door Opener, Oversized
# of Garages	3
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
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Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Wine Refrigerator
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Sidewalk, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

Elementary	Gullett Elementary
Middle	Dr Mona Jain Middle
High	Lakewood Ranch High

Additional Information

Date Listed	November 27th, 2024
Days on Market	285
Zoning	PUD

Listing Details

Listing Office	COLDWELL BANKER REALTY
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