

# \$835,000 - 307 Compass Point Drive 101, BRADENTON

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MLS® #A4635191

**\$835,000**

2 Bedroom, 2.00 Bathroom, 1,621 sqft

Residential

EDGEWATER WALK ON HARBOUR ISLE  
5-36, BRADENTON, FL

This is your opportunity to have this Stunning Bimini floor plan home with a large screened lanai overlooking sparkling Sapphire Lake! \*\*\* PLUS Brand New 10K HVAC w/ transferable warrenty.\*\*\* Built strong to protect against water or wind damage!\*\*\* The home is just steps away from the gorgeous Harbour Isle Beach Club and Anna Maria Sound! Now you can live like youâ€™re on vacation in the beautiful, gated, much sought-after, coastal resort community of Harbour Isle on Anna Maria Sound. This luxury two-bedroom/two-bath home includes a large den/office that could easily be converted to a third bedroom. In this serene home, you can begin your mornings by enjoying a cup of coffee from your spacious lanai as the sun rises over the mangroves and Sapphire Lake, then end your day with a stunning sunset from the Harbour Isle Beach Club. This home is strong and built to last against the winds and rains. This light and bright home features design upgrades throughout â€” tile flooring, French doors leading to the lanai, solid wood cabinets, stainless steel appliances, granite countertops, a dining area surrounded by windows with excellent water views, plantation shutters, updated light fixtures, updated bathroom vanities and showers â€” just to name a few. Walk into the large Primary retreat with tranquil views of Sapphire Lake, a large walk-in closet, dual vanities and large shower. The oversized 2-car garage has 12â€”



ceilings that allow for overhead storage. Furniture is negotiable. The building has green LEED certification, block construction with Hardie board exterior siding and PGT impact rated windows. While inside the gates at Harbour Isle, explore two miles of neighborhood walking trails. Stroll to the nearby neighborhood pools with outdoor grills, cabanas, fire pit and kayak launch for the 38-acre lake. End the day with an incredible sunset at the 23,000 square foot Beach Club overlooking Anna Maria Sound. The Beach Club features resort-style amenities with the Sky Bar, Lounge, Pavilion, Fitness Center, Yoga Lawn, Event Lawn, resort pool, hot tub and a private beach to launch a kayak in the Sound. Just outside the gates of Harbour Isle you'll find the Margaritaville inspired Compass Hotel, Safe Harbour Marina with wet and dry storage and Floridays waterfront tiki restaurant. Cross the Manatee Bridge and you're on Anna Maria Island with its sugar sand beaches and island charm, and the pristine Robinson Preserve is only a mile away. Live your best life and enjoy an active lifestyle in award-winning Harbour Isle. Call today for an appointment! View Video at <https://vimeo.com/905237366>

Built in 2015

## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A4635191       |
| Price          | \$835,000      |
| Sold Price     | \$810,000      |
| Sold Date      | May 16th, 2025 |
| Bedrooms       | 2              |
| Bathrooms      | 2.00           |
| Full Baths     | 2              |
| Square Footage | 1,621          |
| Year Built     | 2015           |

|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Condominium |
| Style    | Custom      |
| Status   | Sold        |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 307 Compass Point Drive 101         |
| Area        | Bradenton/Palma Sola                |
| Subdivision | EDGEWATER WALK ON HARBOUR ISLE 5-36 |
| City        | BRADENTON                           |
| County      | Manatee                             |
| State       | FL                                  |
| Zip Code    | 34209-5671                          |

### **Amenities**

|              |                                                 |
|--------------|-------------------------------------------------|
| Parking      | Driveway, Garage Door Opener, Garage Faces Side |
| # of Garages | 2                                               |
| View         | Water                                           |
| Waterfront   | Gulf/Ocean Front, Lake, Waterfront              |

### **Interior**

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Refrigerator, Washer |
| Heating           | Electric                                                                                                    |
| Cooling           | Central Air                                                                                                 |
| # of Stories      | 1                                                                                                           |

### **Exterior**

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Irrigation System, Lighting, Sidewalk |
| Lot Description   | Near Marina                           |
| Roof              | Tile                                  |
| Foundation        | Slab                                  |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Ida M. Stewart Elementary |
| Middle     | Martha B. King Middle     |
| High       | Manatee High              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 15th, 2025 |
| Days on Market | 244                |
| Zoning         | PDP                |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | KELLER WILLIAMS ON THE WATER |
|----------------|------------------------------|

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