

\$635,000 - 6442 Willowshire Way, BRADENTON

MLS® #A4635196

\$635,000

4 Bedroom, 3.00 Bathroom, 2,402 sqft

Residential on 0.20 Acres

HERITAGE HARBOUR SUBPHASE J UNIT
4A, BRADENTON, FL

THIS IS THE ONE that has it all! PRIVATE POOL AND GOLF COURSE VIEWS located in the Premier resort style community of River Strand Golf and Country club! The True FLORIDA LIFESTYLE starts here - clean and living areas recently painted - ready for you to move right in! This 4 bedroom, 3 bath home is surrounded by mature Florida landscaping including Royal Palm trees and is a must see! The home features split garages: both a 2 car and a 1 car garage - perfect for your extra storage, those extra toys or even a golf cart! This popular Rapheal floorplan boasts bright and open space, high ceilings and oversized Mediterranean tile throughout the living areas. The combination Living/Dining area lends to the large dining space comfortably allowing for a table of 8! The spacious kitchen includes granite counter tops, stainless appliances and an abundance of cabinetry! The breakfast bar opens to the family/great room with sliding glass doors leading to the backyard oasis! Enjoy a swim in the custom-built heated pool or enjoy the attached spa overlooking the 3rd hole of the Sanctuary golf course, one of the three offered in River Strand! Additionally, River Strand offers PICKLE BALL, 8 Har-Tru TENNIS COURTS and a fabulous RESORT STYLE pool complete with a lazy river! The 39,000 SF Tuscan Inspired Clubhouse with golf as it's backdrop, is home to both formal and casual dining options, a Tiki Bar, the Professional Golf Shop, a Resident's library



and fitness center offering state-of the-art equipment. Every monthly newsletter is full of resident social events with everything from fitness classes, sporting lessons, Corn hole tournaments, Poker, Bingo and Mahjong games to annual Dog and Holiday Golf Cart parades! Catch a musical personality and Live entertainment at the Tiki Bar or take an art class at the secondary clubhouse - the list is endless. There is something for everyone in this beautiful, gated community! Ideally located minutes near I-75 with quick access to some of the newest dining options, Costco, the Outlet Mall and a close drive to the fabulous beaches and waterways! HOA fees include a Social Membership to enjoy the amenities, Golf is not included but availability is pay as you play. Please note the HOA fees, one time Capital Contribution and \$750.00 annual Food and Beverage minimum. CDD Fee is included in the taxes. Make your appointment today!

Built in 2015

Essential Information

MLS® #	A4635196
Price	\$635,000
Sold Price	\$600,000
Sold Date	February 21st, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,402
Acres	0.20
Year Built	2015
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	6442 Willowshire Way
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Area	Bradenton
Subdivision	HERITAGE HARBOUR SUBPHASE J UNIT 4A
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-3301

Amenities

Amenities	Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Park, Pickleball Court(s), Pool, Recreation Facilities, Security, Tennis Court(s)
Parking	Golf Cart Garage, Off Street
# of Garages	3
View	Golf Course
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sliding Doors
Lot Description	FloodZone, Landscaped, On Golf Course
Roof	Tile
Foundation	Slab

School Information

Elementary	Freedom Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	January 10th, 2025
Days on Market	236

Zoning

PDMU

Listing Details

Listing Office

IT'S FOR SALE RESIDENTIAL REAL ESTATE

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