

# \$624,900 - 6807 46th Terrace E, BRADENTON

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MLS® #A4639230

## \$624,900

5 Bedroom, 4.00 Bathroom, 2,984 sqft

Residential on 0.25 Acres

CROSSING CREEK VILLAGE PH I,  
BRADENTON, FL

Amazing location close to I75, downtown Bradenton/Sarasota and Lakewood Ranch, this sought-after home in The Reserve at Crossing Creek is thoughtfully crafted for effortless living. Boasting an open and inviting floor plan, the residence encompasses 2984 sq. ft. with 5 spacious bedrooms and 4 well-appointed bathrooms, offering a perfect blend of comfort and style. A true gem, this casually elegant home combines comfort, convenience and livability. A fully fenced oversized backyard with mature landscape, citrus and avocado trees, a large private swimming pool and plenty of covered outdoor area provides for added functionality. In a quiet cul-de-sac setting, sidewalks and street lights give the neighborhood a welcoming feel. Enter through a soaring 2-story foyer with PGT Hurricane windows throughout and a leaded glass front door, high ceilings enhance the music/livingroom and formal dining room. The fully renovated kitchen offers a massive center island, granite counters, 42" upper wood cabinetry, and a large pantry with tons of shelving, lower cabinets with pull-out shelves/soft-close drawers. In the extended kitchen is a sunny breakfast café with windows peeking out to your amazing rear yard/pool and covered patio! Perfect for relaxing and enjoying incredible weather year-round. 1 bedroom and full bath on the first floor, along with 4 bedrooms/3 baths and a loft area on the second floor. Loved and



lived in by only one family since it was built in 2007-true pride of ownership shines through! Reverse Osmosis water purification system in the kitchen and whole house Echo water conditioning system in place. RECENT FOUR-POINT INSPECTION & WIND MITIGATION INSPECTION which seller is happy to share ensure peace of mind & long-term stability! NO CDD FEES! Home owner has PAID OFF HOA Fee for 2025 so just move right in. Just a mile from your front door is Creekwood Park with one of the largest dog parks in the county, an expansive grassy area, picnic facilities, a gazebo and plenty of nature trails. This home is ideally located near many golf courses, the UTC Mall, and I-75, offering convenience for shopping, commuting, and recreation. Nearby amenities include Creekwood Crossing Shopping Center, the revitalized downtown Bradenton waterfront area, and the esteemed IMG Sports Academy. The property is also in close proximity to three major hospitals and airports, including SRQ and Tampa International Airport, ensuring accessibility for both local and out-of-town needs. For sports enthusiasts, there are over 120 golf courses in Sarasota/Manatee, many tennis and pickleball club options nearby. Just a short drive away, youâ€™ll find a variety of recreational attractions, arts and cultural venues, and the stunning white-sand beaches of Anna Maria, Longboat Key and Siesta Key, that line Floridaâ€™s beautiful coast.

Built in 2007

## Essential Information

|            |                      |
|------------|----------------------|
| MLS® #     | A4639230             |
| Price      | \$624,900            |
| Sold Price | \$590,000            |
| Sold Date  | September 30th, 2025 |
| Bedrooms   | 5                    |

|                |                         |
|----------------|-------------------------|
| Bathrooms      | 4.00                    |
| Full Baths     | 4                       |
| Square Footage | 2,984                   |
| Acres          | 0.25                    |
| Year Built     | 2007                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Florida                 |
| Status         | Sold                    |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 6807 46th Terrace E                 |
| Area        | Bradenton/Braden River/Lakewood Rch |
| Subdivision | CROSSING CREEK VILLAGE PH I         |
| City        | BRADENTON                           |
| County      | Manatee                             |
| State       | FL                                  |
| Zip Code    | 34203-4251                          |

### Amenities

|              |                                  |
|--------------|----------------------------------|
| Amenities    | Playground, Vehicle Restrictions |
| Parking      | Driveway, Garage Door Opener     |
| # of Garages | 2                                |
| Has Pool     | Yes                              |

### Interior

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Cathedral Ceiling(s), Ceiling Fan(s), Eating Space In Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Stone Counters, Thermostat |
| Appliances        | Dishwasher, Disposal, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Refrigerator, Water Filtration System, Water Softener                                                         |
| Heating           | Central, Electric                                                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                                           |
| # of Stories      | 2                                                                                                                                                                                                     |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Sidewalk, Sliding Doors                      |
| Lot Description   | Cul-De-Sac, Landscaped, Level, Oversized Lot |

|            |      |
|------------|------|
| Roof       | Tile |
| Foundation | Slab |

**School Information**

|            |                              |
|------------|------------------------------|
| Elementary | William H. Bashaw Elementary |
| Middle     | Braden River Middle          |
| High       | Braden River High            |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 8th, 2025 |
| Days on Market | 94                 |
| Zoning         | PDR                |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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