

# \$849,000 - 14 Tidy Island Boulevard, BRADENTON

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MLS® #A4641345

**\$849,000**

3 Bedroom, 3.00 Bathroom, 2,476 sqft

Residential on 0.14 Acres

TIDY ISLAND PH I, BRADENTON, FL

Tidy Island- the place where dreams become reality! The community offers grand waterside properties, providing a warm welcome from the moment you pass the 24-hour guard protected gate. Tidy Island is nestled perfectly amidst manicured grounds and 240 acres of preserve, natural shoreline, walking trails and resort-style amenities. This delightful 3 story townhome's crisp interior, characterized by clean lines and on-trend appointments, has been a delightful haven for the current owners. Unfortunately, health issues have made the stairs a not so fun living experience. While there is an elevator shaft within the footprint of the home, sellers have chosen to move to a one story home for long term lifestyle. Tastefully updated and decorated, this home could be sold with furnishings (outside of contract) making a second home or investment extremely viable. Featuring soaring painted cedar ceilings, full-view windows and sliders, this 3BD/2.5BH townhome boasts incredible water and nature views from every vantage point. (sellers will miss terribly) The backbone for entertaining- the stunning Kitchen has on trend cabinetry, tile backsplash, stainless appliances and is just steps away from the formal dining room or gathering areas with the dramatic dual sided wood burning fireplace. The primary bedroom suite, complete with TWO walk-in closets and an updated en-suite is on the 2nd level. Guests will appreciate the 2 bedrooms, guest bathroom and loft/ study area on the third level -The all inclusive fee



covers: community amenities, 24 hour security, onsite maintenance/manager, grounds care, exterior care, pest control, WI-Fi, Cable, water, trash,etc. FYI, the Community is discussing renovating some of the tennis courts for PICKLEBALL! This home is so much more than just a house – it’s a lifestyle!

Built in 1984

**Essential Information**

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A4641345                        |
| Price          | \$849,000                       |
| Sold Price     | \$849,000                       |
| Sold Date      | March 31st, 2025                |
| Bedrooms       | 3                               |
| Bathrooms      | 3.00                            |
| Full Baths     | 2                               |
| Half Baths     | 1                               |
| Square Footage | 2,476                           |
| Acres          | 0.14                            |
| Year Built     | 1984                            |
| Type           | Residential                     |
| Sub-Type       | Townhouse                       |
| Style          | Contemporary, Florida, Key West |
| Status         | Sold                            |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 14 Tidy Island Boulevard |
| Area        | Bradenton                |
| Subdivision | TIDY ISLAND PH I         |
| City        | BRADENTON                |
| County      | Manatee                  |
| State       | FL                       |
| Zip Code    | 34210-3301               |

**Amenities**

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Cable TV, Clubhouse, Fitness Center, Gated, Park, Playground, Pool, |
|-----------|---------------------------------------------------------------------|

|               |                                                              |
|---------------|--------------------------------------------------------------|
|               | Spa/Hot Tub, Tennis Court(s), Trail(s)                       |
| Parking       | Garage Door Opener, Ground Level, Off Street, Under Building |
| # of Garages  | 2                                                            |
| View          | City, Trees/Woods, Water                                     |
| Is Waterfront | Yes                                                          |
| Waterfront    | Waterfront, Bay/Harbor, Intracoastal Waterway                |

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen/Family Room Combo, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments    |
| Appliances        | Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer |
| Heating           | Central, Electric                                                                                   |
| Cooling           | Central Air                                                                                         |
| Fireplace         | Yes                                                                                                 |
| Fireplaces        | Living Room, Wood Burning                                                                           |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Sliding Doors, Storage, Tennis Court(s) |
| Lot Description   | FloodZone                               |
| Roof              | Shingle                                 |
| Foundation        | Slab                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 220                 |
| Zoning         | PDR/CH              |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | PREMIER PROPERTIES OF SRQ LLC |
|----------------|-------------------------------|

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