

\$449,900 - 7004 Grand Estuary Trail 101, BRADENTON

MLS® #A4641851

\$449,900

3 Bedroom, 2.00 Bathroom, 1,786 sqft

Residential on 0.36 Acres

RIVER STRAND, BRADENTON, FL

LOOKING FOR AN OPEN FLOOR PLAN COACH HOME IN RIVER STRAND, THIS IS IT! This UNIQUE FIRST FLOOR end unit has had the wall completely removed between the kitchen and great room space, creating a spectacular open design! The UPDATED KITCHEN is an entertainers dream with beautiful custom counters and backsplash and the owners have also added a chic built-in dry bar with wine fridge too. You will love the large open living area and the easy flow connecting the kitchen with the spacious great room and dining space. A built-in buffet gives the dining area both storage and style, finishing the space to perfectly update the Hibiscus floor plan. Sliders frame the back of the home and lead to the large no see-um screened lanai, providing so much space to relax or dine all while watching the golfers perfect their fairway shot on the 2nd hole of the Sanctuary course! Complete with an inviting primary finished with dual walk-ins and large en-suite, as well as two nicely sized guest rooms and guest bath, this one will check all of your boxes! This GOLF DEEDED residence was also recently painted, has epoxy flooring in the garage, a newer fridge and dishwasher and a two car attached garage too!

River Strand is a gated resort community that just keeps getting better with \$8 million in amenity updates scheduled for this summer and fall, with improvements planned for the tiki bar, pool and clubhouse! SELLER HAS



PRE-PAID ASSESSMENTS relating to this plan, so no extra costs to worry about. All this AND 27 holes of recently redesigned golf, a CLUBHOUSE WITH RESTAURANT and grille room, pools, spas, fitness centers and classes, pickleball, tennis, pool parties, trivia, corn hole and so much more!! The location is great too, just minutes to I-75, near beaches and close to the new Marketplace. So come and start living your best life, once you experience River Strand at it's best, you may never want to leave!

Built in 2014

Essential Information

MLS® #	A4641851
Price	\$449,900
Sold Price	\$435,000
Sold Date	April 25th, 2025
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,786
Acres	0.36
Year Built	2014
Type	Residential
Sub-Type	Condominium
Status	Sold

Community Information

Address	7004 Grand Estuary Trail 101
Area	Bradenton
Subdivision	RIVER STRAND
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-7202

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Spa/Hot Tub, Tennis Court(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Golf Course

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Electric
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

School Information

Elementary	Freedom Elementary
Middle	Carlos E. Haile Middle
High	Parrish Community High

Additional Information

Date Listed	February 27th, 2025
Days on Market	172
Zoning	PDMU

Listing Details

Listing Office	KELLER WILLIAMS ON THE WATER
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