

\$3,300 - 1009 45th Street E, BRADENTON

MLS® #A4661070

\$3,300

4 Bedroom, 3.00 Bathroom, 2,080 sqft

Residential Lease on 0.59 Acres

BRADEN RIVER LAKES PH V-A,
BRADENTON, FL

Available starting 9/1/2025 for an annual lease and/or multi-year lease. Non-Furnished. Located in the highly desirable waterfront community of Braden River Lakes (property is located in a no flood insurance required zone) and nestled on an oversized lot overlooking the sparkling lake, this two-story, 4-bedroom, 2.5-bath home is ready for you to make memories in. Elegantly refined, this home boasts irresistible curb appeal featuring a 2-car garage with a 3rd car paved driveway for your parking convenience, mature landscaping enhanced with professional nighttime lighting, a dramatic front porch with double front doors, and stunning French windows that highlight the façade. As you come in, you will be greeted by an open floor plan and gorgeous marble tiled floors with casual and formal living/dining rooms perfect for family gatherings and entertainment. The soaring ceilings make it bright and airy, complemented by 6-inch baseboards, crown molding throughout, and tasteful light chandeliers highlighting the main rooms. Enjoy a completely remodeled gourmet kitchen designed with Brazilian gold granite countertops, a beautiful tile backsplash, ample cabinet space, and stainless steel appliances. The master bedroom on the first floor has a walk-in closet and a dream master bath equipped with a jetted tub and designer vanity. Upstairs are the other three spacious bedrooms and a remodeled bathroom. Cozy



up in your expansive lanai, screened and finished with beautiful tile plank floors, perfect for indoor/outdoor living. Or bask under the sun (or stars) in your yard or paved patio with a stone fire pit and enjoy the amazing 180-degree water views of the lake and the tropical ambiance of the oak trees, giant pine trees, and fruit trees, including avocados, limes, grapefruit, oranges, and coconuts. This home also includes CCTV and exterior security cameras with a monitor and smart home features such as a Yale smart lock, Nest doorbell, smart thermostat, smart light switches for interior, patio, and landscaping lights, and a smart garage door opener. Additionally, it includes six zones of automatic irrigation and more. Centrally located in a quiet community where all the amenities overlook the water, you can even spot dolphins and manatees right from the community area! Amenities include a community pool, volleyball and tennis courts, a kayak launching station, playgrounds, gazebos, community BBQ grills, and much more! Close to all essentials, including dining, banks, and popular shopping destinations such as Publix, Walmart, Costco, Home Depot, and more. Only 5 minutes away from the public boat ramp and 20 minutes away from the sandy beaches of Anna Maria Island! *Hot tub in pictures and playground do not stay in the house*

Built in 1992

Essential Information

MLS® #	A4661070
Price	\$3,300
Sold Price	\$3,300
Sold Date	September 1st, 2025
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	2,080
Acres	0.59
Year Built	1992
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Community Information

Address	1009 45th Street E
Area	Bradenton/Braden River
Subdivision	BRADEN RIVER LAKES PH V-A
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208-5825

Amenities

Amenities	Park, Pool, Recreation Facilities
# of Garages	2
View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Waterfront, Creek, Lake Front, Pond

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Skylight(s), Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Wood Burning

Exterior

Exterior Features	Irrigation System, Lighting, Sidewalk, Sliding Doors, Storage
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Lot Description Cul-De-Sac, Oversized Lot, Sidewalk

Additional Information

Date Listed August 5th, 2025

Days on Market 86

Listing Details

Listing Office THE ORANGE REAL ESTATE GROUP

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