

\$365,000 - 115 Babbling Brook Run, BRADENTON

MLS® #N6138393

\$365,000

2 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0.11 Acres

HERITAGE HARBOUR SUBPHASE J,
BRADENTON, FL

****Now offerd FULLY FURNISHED****

Welcome to 115 Babbling Brook Run, a stunning and smartly upgraded home located in the gated, resort-style community of River Strand Golf & Country Club. This property comes with a social membership, providing full access to an incredible lineup of amenities— with optional pay-to-play golf access available if desired.

Enjoy serene pond views from your oversized screened-in patio, or relax indoors with elegant 18-inch ceramic tile and engineered hardwood floors throughout—no carpet. The kitchen features 42-inch cabinets, granite countertops, and stainless steel appliances, while the spacious living area includes a custom electric fireplace for added ambiance. The split-bedroom layout includes a versatile den, crown molding, a whole-home water filtration system, and smart home automation for lights and fans— with traditional switches for convenience. The 2-car garage adds storage and functionality while furnishings or turnkey options may be available!

Ideally located within walking distance to the amenities center, the home also sits just a bike or golf cart ride away from Heritage Harbor Marketplace, offering almost 500,000 sq/ft of



shopping, dining, and daily essentials around the corner.

River Strand's newly renovated 39,000 sq ft clubhouse includes fine and casual dining, a Tiki bar, and a vibrant social calendar with live entertainment, trivia nights, and holiday parties. Enjoy two fitness centers, resort-style pools, resistance pool, heated spas, and six satellite pools throughout the community. Sports enthusiasts will love the 9 Har-Tru clay tennis courts, 8 pickleball courts, and half-court basketball, all supported by certified pros and an active community spirit.

With exterior maintenance included, this home is the perfect blend of low-maintenance luxury and Florida living at its finest.

Built in 2015

Essential Information

MLS® #	N6138393
Price	\$365,000
Sold Price	\$362,500
Sold Date	October 9th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,570
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Villa
Status	Sold

Community Information

Address	115 Babbling Brook Run
Area	Bradenton

Subdivision	HERITAGE HARBOUR SUBPHASE J
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212-3004

Amenities

# of Garages	2
View	Water

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Smart Home, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Water Filtration System
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Decorative, Electric, Living Room, Ventless
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, 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	April 12th, 2025
Days on Market	162
Zoning	PDMU

Listing Details

Listing Office	RE/MAX PALM
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