

\$850,000 - 9606 Braden Run, BRADENTON

MLS® #TB8348070

\$850,000

4 Bedroom, 4.00 Bathroom, 3,410 sqft

Residential on 1.00 Acres

BRADEN WOODS SUB PH II, BRADENTON,
FL

Welcome to this unparalleled custom-built estate, offering the epitome of luxury and sophistication in the prestigious Braden Woods community. Nestled on a meticulously landscaped one-acre homesite, this stunning residence boasts 4 spacious bedrooms, 3.5 beautifully appointed baths, and 3,410 square feet of impeccable living space. Designed with timeless elegance and crafted to perfection, this home provides an extraordinary blend of comfort, grandeur, and modern convenience.

As you step inside, you'll be greeted by soaring ceilings, rich wood flooring, and intricate crown molding, all bathed in natural light streaming through Pella double-pane windows in the rear of the home, newly replaced impact windows in the front of the residence. The chef-inspired gourmet kitchen is a true showpiece, featuring solid wood cabinetry, premium quartz countertops, a large cooking island, a walk-in pantry, and top-of-the-line GE Monogram appliances—ideal for culinary enthusiasts and entertainers alike. The expansive living room, anchored by a stunning gas fireplace and built-in shelving, is the perfect place to unwind and entertain.

Designed for effortless indoor-outdoor living, this residence seamlessly opens to a resort-style oasis featuring a newly re-screened-enclosed pool and spa,



resurfaced and enhanced with a paver pool deck. The pool area provides a private sanctuary for relaxation and entertainment, complete with an outdoor wet bar and shower. Meticulously landscaped grounds create a tranquil atmosphere, offering both beauty and serenity.

The home also boasts several notable upgrades and improvements, to name a few: A full kitchen replacement in 2019 with custom cabinetry by Progress Cabinets and quartz countertops. A luxurious master bathroom renovation in 2023, complete with a new closet system (installed 2019). Engineered hardwood flooring throughout the home, excluding bathrooms and laundry. A pool renovation, including a re-screened pool enclosure with no-see-um bug screens, a new pool pump and spa pump (2019), and a spa heater replacement (2023). High-end appliances such as a gas range, refrigerator, microwave, beverage cooler, and range hood by GE Monogram. Two Ranai gas tankless hot water heaters (2019), fireplace, and range. A well maintained roof, Trane HVAC systems (2023, 2024 installation), and central vacuum system for added comfort and convenience. Full gutter replacement.

The home is further enhanced by an oversized two-car garage with a climate-controlled workshop, exterior locked storage, and an expansive circular driveway, ensuring a grand and functional entrance. Located with easy access to I-75 and within proximity to Sarasota, St. Petersburg, Tampa, and the world-class amenities of Lakewood Ranch, this estate offers the best of both country tranquility and city convenience.

Impeccably maintained and brimming with luxury features, this remarkable property presents a rare opportunity to live in one of the

most sought-after neighborhoods in the area.
Don't miss the chance to call this extraordinary
estate your own!

Built in 1996

Essential Information

MLS® #	TB8348070
Price	\$850,000
Sold Price	\$850,000
Sold Date	August 31st, 2025
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,410
Acres	1.00
Year Built	1996
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold

Community Information

Address	9606 Braden Run
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	BRADEN WOODS SUB PH II
City	BRADENTON
County	Manatee
State	FL
Zip Code	34202-9605

Amenities

Parking	Circular Driveway, Driveway, Garage Door Opener, Garage Faces Side, Oversized, Workshop in Garage
# of Garages	2
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas
# of Stories	1

Exterior

Exterior Features	Irrigation System, Lighting, Outdoor Shower, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Oversized Lot, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Braden River Elementary
Middle	Braden River Middle
High	Lakewood Ranch High

Additional Information

Date Listed	February 14th, 2025
Days on Market	211
Zoning	RSF1/WPE

Listing Details

Listing Office	ENGEL & VOLKERS SOUTH TAMPA
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