

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

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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 amenitiesâ€”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 throughoutâ€”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 fansâ€”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
Date Sold	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

### **Amenities**

# of Garages	2
View	Water

### **Interior**

Interior Features	Ceiling Fans(s), Crown Molding, Eat-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
Furnished	Furnished

### **Exterior**

Exterior Features	Hurricane Shutters, 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	143
Zoning	PDMU
HOA Fees	939
HOA Fees Freq.	Quarterly

## Listing Details

Listing Office      RE/MAX PALM

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