

\$750,000 - 1253 Tidewater Court, BRADENTON

MLS® #A4622838

\$750,000

4 Bedroom, 3.00 Bathroom, 2,249 sqft

Residential on 0.21 Acres

TIDEWATER PRESERVE 2, BRADENTON,
FL

Welcome to Tidewater Preserve, Southwest Florida's premiere boating community. Always dreamed of having a boat? Boat slips currently available to rent in the on-site marina. This particular floor plan is called the San Remo, built by WCI and was found to be the most popular. Reasons why it was so popular: the spacious open floor plan and loads of extra soft close kitchen cabinetry and lots of countertop space. This home is a true 4 bedroom, 2.5 bathroom house! Located on a corner lot homesite with a peek a boo view of the neighboring boat docks from the lanai. The home itself boasts 10-foot ceilings, 8 feet doors, all with upgraded crown molding, tray ceilings, neutral paint colors, and the entire home is absolutely pristine, proving these original owners have pride of ownership. A fabulous kitchen island with granite countertops throughout the entire kitchen, Frigidaire Gallery appliances, gas stove, side bar perfect and ready for a coffee station, along with the spacious walk-in pantry. The great room is completely open, tray ceilings, crown molding, and a spacious dining area. Tile floors throughout the main living area, guest bedrooms, laundry room, and lovely laminate flooring in the primary bedroom. A wall of sliding doors in the great room lead you to your outdoor area, enjoy your private heated pool and spa, screened in pool cage, brick pavers, and plenty of space under cover to place your outdoor furniture. The primary



bedroom is spacious, tray ceilings, and a fantastic en suite, large soaking tub, separate shower, dual sinks, beautiful stone counters, and a huge walk in closet. Once again, this home sits on a corner homesite with off the charts curb appeal, flat tile roof, exterior painted within a year ago, mature landscaping, and the lawn maintenance is included, along with cable and Wifi. The attached 2 car garage has a tankless water heater, and leads to the inside laundry room which consists of front load washer and dryer, cabinets, and a laundry tub. Tidewater's amenities include a private marina, boat slips (lifts) available now, with access to the Manatee River by a boat lift(2) lock system, placing you in the Manatee River that leads to the Gulf. Two clubhouses including, The completely remodeled Lodge with its beautiful resort style pool overlooking the river, fitness center, large kitchen, flat screen televisions and gas fireplaces both inside and out. The outdoor grill creates fun times at the pool. Har-tru tennis courts as well as use of community canoes and kayaks. Kayak lovers, you can get you your own private rack for a nominal fee. The community has a 24/7 manned gatehouse, large fenced dog park, nature preserve trail leads to seating where one can watch sunsets year round. The entire community is maintenance free, your landscaping and lawn is now in the hands of a great landscaping company and you are free to enjoy the many activities in Tidewater Preserve.

Built in 2013

Essential Information

MLS® #	A4622838
Price	\$750,000
Sold Price	\$725,000

Date Sold	December 16th, 2024
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,249
Acres	0.21
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1253 Tidewater Court
Area	Bradenton/Braden River
Subdivision	TIDEWATER PRESERVE 2
City	BRADENTON
County	Manatee
State	FL
Zip Code	34208

Amenities

Amenities	Cable TV, Clubhouse, Fitness Center, Gated, Maintenance, Playground, Pool, Recreation Facilities, Sauna, Security, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Covered, Driveway, Garage Door Opener
# of Garages	2
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Crown Molding, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Microwave, Range, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
Furnished	Unfurnished

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Corner Lot, Cul-De-Sac, Flood Insurance Required, FloodZone, Landscaped, Near Marina, Sidewalk, Street Dead-End, Paved, Private
Roof	Tile
Foundation	Slab

School Information

Elementary	Freedom Elementary
Middle	Carlos E. Haile Middle
High	Braden River High

Additional Information

Date Listed	September 11th, 2024
Days on Market	359
Zoning	R1
HOA Fees	1442
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	COLDWELL BANKER REALTY
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