

\$650,000 - 1314 Brambling Court, BRADENTON

MLS® #A4640178

\$650,000

3 Bedroom, 3.00 Bathroom, 2,462 sqft

Residential on 0.28 Acres

GREYHAWK LANDING PH 1, BRADENTON, FL

NEW PRICE in Greyhawk Landing, where serenity and nature seamlessly blend with modern living! This exceptional 3-bedroom, 2.5-bath Sam Rogers home is thoughtfully designed with an office/den/bonus room, offering a tranquil retreat with stunning pond views at the front and complete privacy at the back. Here, you'll frequently be greeted by the area's abundant wildlife—deer, exotic birds, playful ducks, and turtles—adding to the charm of this peaceful setting.

The home boasts a newer roof, and is located outside of evacuation and flood zones, and offers an incredibly low HOA fee of only \$75 a year. The heated saltwater pool & spa is a true gem—ideal for relaxation or entertaining, creating a true backyard paradise. Whether hosting guests or enjoying peaceful solitude, this outdoor oasis has it all.

Upon arrival, you're welcomed by meticulously landscaped grounds and an expansive 3-car garage, including a temperature-controlled 3rd bay—perfect for any hobbyist or car enthusiast. Step through the elegant double glass front doors and be greeted by soaring 16-foot ceilings. The spacious home unfolds before you, featuring oversized French doors that lead to the custom office/den/bonus space, complete with triple sliding doors to the expansive lanai and pool.

The open-concept layout flows seamlessly from the dining room, with pond views, into the chef-inspired kitchen—perfect for family



gatherings or entertaining. Highlights include granite countertops, soft-close cabinetry, a pass-through window from the kitchen sink to the lanai with beautiful herringbone butcher block, a central island with seating, and generous storage. A well-appointed wet bar connects the kitchen to the oversized family room, which features built-in in-ceiling surround sound for an elevated entertainment experience.

Designed for privacy and comfort, the split-bedroom layout ensures a peaceful retreat for everyone. The primary suite is an elegant sanctuary with tray ceilings and a private slider leading to the lanai. The luxurious ensuite bath is a spa-inspired haven, featuring two walk-in closets, three vanity spaces, a freestanding tub, and a walk-in shower.

The two additional bedrooms, located on the opposite side of the home, share a beautifully appointed bath and are tucked behind a sliding pocket door for extra privacy from the main living spaces.

This home's design emphasizes the coveted indoor-outdoor lifestyle, with easy access to the lanai and pool from the primary suite, office, kitchen, and family room. The spacious patio area is ideal for dining, relaxing, and entertaining, with an outdoor shower, a poolside restroom, and built-in gas hookups for your grill or firepit. Hosting gatherings is effortless, while enjoying Florida's year-round sunshine is simply a bonus.

Living in this desirable community means enjoying resort-style amenities like a 24-hour guard-gated entrance, miles of scenic walking and biking trails through nature preserves, social clubs, and more. Residents have access to two stunning community pools (one with a water slide), playgrounds, lighted tennis and pickleball courts, a gym, fitness center, sports fields, a fishing pier, and bass-stocked ponds. Plus, you're just a short 15-minute drive

from the UTC shopping district, Lakewood Ranch Main Street, Waterside Place, and so much more!

Built in 2003

Essential Information

MLS® #	A4640178
Price	\$650,000
Sold Price	\$650,000
Date Sold	October 10th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,462
Acres	0.28
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	1314 Brambling Court
Area	Bradenton
Subdivision	GREYHAWK LANDING PH 1
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212

Amenities

Parking	Driveway, Garage Door Opener, Ground Level, Oversized
# of Garages	3
View	Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room
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	Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener, Wine Refrigerator
Heating	Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric
# of Stories	1

Exterior

Exterior Features	Lighting, Sidewalk, Sliding Doors
Lot Description	Landscaped, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

School Information

Elementary	Freedom Elementary
Middle	Dr Mona Jain Middle
High	Lakewood Ranch High

Additional Information

Date Listed	February 11th, 2025
Days on Market	213
Zoning	PDR
HOA Fees	75
HOA Fees Freq.	Annually

Listing Details

Listing Office	COMPASS FLORIDA LLC
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