

# \$598,000 - 2006 14th Avenue W, BRADENTON

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MLS® #A4615577

**\$598,000**

4 Bedroom, 4.00 Bathroom, 3,097 sqft

Residential Income on 0.23 Acres

GRAVES SAWYER, BRADENTON, FL

Looking for a WATERFRONT INCOME property with 2 UNITS ? This two-family home in Wares Creek, Bradenton, FL, features two separate living units, each with two bedrooms and two baths. This property is highly desirable for both investors and owner-occupants looking to offset their mortgage with rental income. A classic Florida-style featuring cedar wood exteriors, with a touch of old Florida charm. Surrounding the waterfront property, you will find mature landscaping with native plants, palm trees, and a well-maintained lawn. Ample parking for both units including a garage for the main home. Each unit has its own private outdoor entertainment area which provides tenants with a personal retreat. Each unit has its own entrance, ensuring privacy for tenants. The bedrooms are spacious with adequate closet space and large windows for natural light. The baths, feature modern fixtures, a combination of tub and shower, and tile flooring. Open concept living and dining areas in each unit, offering a comfortable and functional living space. Both units have a fully equipped kitchen, ample cabinet space, and countertops. In-unit laundry facilities in the main home and the attached property has a separate private laundry area. Separate meters for each unit, allowing tenants to pay for their own utilities, reducing the landlord's expenses. Given its prime location, a four-bedroom, four-bath, two-family property in Wares Creek can attract steady



tenants, offering a reliable source of rental income. The area’s proximity to downtown Bradenton, schools, parks, and local amenities further enhances its attractiveness to potential renters. Conveniently located near major roads, public transportation, and just a short drive to the beautiful beaches of Anna Maria Island. Close to local shops, restaurants, parks, and recreational facilities, making it a great place for families and professionals alike. Overall, a four-bedroom, two-family income-producing property in Wares Creek, Bradenton, FL, offers a blend of historical charm, modern conveniences, and strong rental potential, making it an excellent investment opportunity.

Built in 1970

**Essential Information**

|                |                    |
|----------------|--------------------|
| MLS® #         | A4615577           |
| Price          | \$598,000          |
| Sold Price     | \$540,000          |
| Date Sold      | October 8th, 2025  |
| Bedrooms       | 4                  |
| Bathrooms      | 4.00               |
| Square Footage | 3,097              |
| Acres          | 0.23               |
| Year Built     | 1970               |
| Type           | Residential Income |
| Sub-Type       | Duplex             |
| Status         | Sold               |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 2006 14th Avenue W |
| Area        | Bradenton          |
| Subdivision | GRAVES SAWYER      |
| City        | BRADENTON          |
| County      | Manatee            |
| State       | FL                 |

|          |       |
|----------|-------|
| Zip Code | 34205 |
|----------|-------|

### Amenities

|               |                                                                                               |
|---------------|-----------------------------------------------------------------------------------------------|
| Parking       | Circular Driveway, Covered, Driveway, Ground Level, Guest, Off Street, Open, Other, Oversized |
| # of Garages  | 2                                                                                             |
| View          | Water                                                                                         |
| Is Waterfront | Yes                                                                                           |
| Waterfront    | Creek                                                                                         |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Primary Bedroom Main Floor, Split Bedroom, Thermostat           |
| Appliances        | Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer |
| Heating           | Electric                                                                         |
| Cooling           | Central Air                                                                      |
| Furnished         | Negotiable                                                                       |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Rain Gutters, Sliding Doors                                                     |
| Lot Description   | Drainage Canal, Flood Insurance Required, FloodZone, Historic District, City Limits, Paved |
| Roof              | Metal                                                                                      |
| Foundation        | Crawlspace                                                                                 |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Ballard Elementary    |
| Middle     | Martha B. King Middle |
| High       | Manatee High          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2024 |
| Days on Market | 395             |
| Zoning         | R1C             |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | PREMIER SOTHEBYS INTL REALTY |
|----------------|------------------------------|

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