

# \$329,500 - 7607 Grand Estuary Trail 102, BRADENTON

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MLS® #N6126828

**\$329,500**

2 Bedroom, 2.00 Bathroom, 1,156 sqft

Residential on 0.00 Acres

GRAND ESTUARY IV AT RIVER STRAND,  
BRADENTON, FL

Experience the pinnacle of luxury living with this stunning ground-floor FULLY-FURNISHED TURNKEY unit in the gated and golf community of River Strand. Boasting 27 holes of Arthur Hills-designed golf (membership deeded with the unit!), a resort-style community pool, and satellite pools, this idyllic enclave provides unparalleled amenities and comfort. The 24-hour staffed guard house ensures complete peace of mind, while the miles of sidewalks offer endless opportunities for a leisurely stroll.

The unit itself is a veritable masterpiece, meticulously crafted and upgraded with the utmost attention to detail. The stylishly updated bathrooms feature tasteful vanity, granite counters, mirrors, wall cabinet, and lighting. The kitchen is a true chef's dream, with new stainless steel appliances, crown molding, and exquisite granite countertops. The smart pendants over the breakfast bar add a touch of modern elegance, while the eating space for four provides ample room for family gatherings. The unit also includes a spacious dining room, ideal for entertaining guests.

The kitchen flows seamlessly into the family room, which offers sweeping views of the golf course from the new King Hickory couch. The ample lanai provides the perfect vantage point to soak in the beauty of the 7th hole, while the



high tray ceilings and crown molding throughout lend an air of sophistication to the entire unit. The bedrooms are resplendent with their luxury wood vinyl flooring and dual closets in the primary bedroom.

Other notable features include a covered carport space with plenty of guest parking, a spacious storage room directly across from the unit entry (with storage shelving included).

River Strand is not just a place to live, it's a lifestyle. The community boasts a Sanctuary Pool, community space, satellite pools, a clubhouse, a tiki bar, and numerous tennis and pickleball courts. It is located close to interstates, many airports, world-class beaches, and amazing shopping and dining. The one-time capital contribution of \$1000 due at closing, annual \$750 food and beverage minimum, and \$348 golfing & social membership transfer fee are a small price to pay for the privilege of living in this luxurious community.

Whether you're looking for a permanent residence, vacation rental property, or simply a place to unwind and enjoy life, this turnkey unit has it all. Don't miss this opportunity to experience the best that River Strand has to offer - call us today to schedule a tour!

Built in 2011

### **Essential Information**

MLS® #	N6126828
Price	\$329,500
Sold Price	\$329,500
Date Sold	June 28th, 2023
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	1,156
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Condominium
Status	Sold

### **Community Information**

Address	7607 Grand Estuary Trail 102
Area	Bradenton
Subdivision	GRAND ESTUARY IV AT RIVER STRAND
City	BRADENTON
County	Manatee
State	FL
Zip Code	34212

### **Amenities**

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pool, Recreation Facilities, Tennis Court(s)
View	Golf Course, Trees/Woods

### **Interior**

Interior Features	Ceiling Fans(s), Crown Molding, Eat-in Kitchen, In Wall Pest System, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

### **Exterior**

Exterior Features	Lighting, Rain Gutters, Sidewalk
Lot Description	Landscaped, Near Golf Course, Private
Roof	Membrane
Foundation	Slab

### **School Information**

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

## **Additional Information**

Date Listed            May 11th, 2023  
Days on Market        345  
Zoning                  PDMU

## **Listing Details**

Listing Office            KELLER WILLIAMS ON THE WATER

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