

A4563508 **406 20TH ST W, BRADENTON, FL 34205**

County: Manatee Status: Active

On Market Date: 03/10/2023

Subdiv: RIVERSIDE COURT List Price: \$950,000 Year Built: 1940 Beds: 3 **Baths: 3/0** Special Sale: None Pool: Private ADOM: 4

Property Style: Single Family Residence CDOM: 4

Lot Features: Flood Insurance Required, Flood Zone, Landscaped, Oversized Lot,

Sidewalks, Street Paved

Total Acreage: 1/4 to less than 1/2 Pets: Minimum Lease Period: No Minimum Max Times per Yr: Garage: Yes Attch: Yes Spcs: 2 Carport: No Spcs:

Garage/Parking Features: Boat Parking, Driveway, Garage Door Opener, Garage Faces

Side, On Street Parking, Oversized

LP/SqFt: \$365.67 Heated Area: 2,598 SqFt / 241 SqM Total Area: 3,582 SqFt / 333 SqM

New Construction: No

Total Annual Assoc Fees: \$0.00 Average Monthly Fees: \$0.00 Flood Zone Code: AE, X

Location, Location, Location! 3 bedroom, 3 bath residence located in the much sought after River District, Built in 1940, this 2-story brick, Cape Cod style home sits on a quiet street with just under a half-acre with mature Oak trees! The main living area boasts 9 ceilings, custom moldings, a wood-burning fireplace, as well as hardwood oak flooring and ceramic tile. In addition, a kitchen with custom maple cabinets, stainless steel appliances, and butler's pantry! There is also a master suite and 2 additional bedrooms upstairs offering that classic vintage look with the original, solid pine wood floors. A rare find, this home provides an abundance of closet space! The outside entertainment area offers a covered patio adjacent to the expansive pool patio with a screen enclosure. The roof was replaced in 2013. You will enjoy peaceful strolls along this old Florida street and Riverview Blvd. Make this your permanent home, vacation home or add to your investment portfolio for short term rental. The Urban Village zoning district allows single family, multifamily and office. No HOA or CDD fees. This home is located in one of Bradenton's most historic and desirable neighborhoods near shopping, downtown, fine dining, theatre, museums, Lewis Park, Robinson Preserve and the beaches! A must see. Pre-Renovation Listing. Developers, Builders, Investors, or an Ambitious and Creative Individual or Family wanting to call this home. BR_UV (City of Bradenton, Urban Village Zoning District). 10 Units allowed if home torn down subject to city approval or keep existing home and build/develop more units. Conceptional Site Plans available for review. Also if home is demolished you can have 3 buildable lots, subject to approval. If not sold quickly, Owner will proceed with remodel and market as short term rental or for sale.

Land, Site, and Tax Information

Legal Desc: LOT 2 & S 32 FT OF LOT 3 RIVERSIDE COURT; ALSO LOT 26 LA RIVIERA COURT PI#33774.0000/1

SE/TP/RG: 27-34S-17E Subdivision #: **Tax ID:** 3377400001 **Taxes:** \$7,680 Homestead: No

Ownership: Fee Simple SW Subd Condo#: Flood Zone: AE, X Floors in Unit/Home: Two

Book/Page: 4-126 Total # of Floors: 2 Land Lease Fee: **Lot Dimensions:** 167x110

Zoning: BR_UV Future Land Use: City Block/Parcel: **Zoning Comp:** Yes Front Exposure: East Lot #: 2 Tax Year: 2022 AG Exemption YN:No Other Exemptions: No CDD: No Annual CDD Fee:

Complex/Comm Name: SW Subd Name: Riverside Court Flood Zone Date: 08/10/2021

Floor #:

Census Block: Bldg Name/#: **Total Units:**

Lot Size Acres: 0.42 Lot Size: 18,369 SqFt / 1,707 SqM

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected,

Public, Sewer Connected, Street Lights, Water Connected

Sewer: Public Sewer

Water: None

Fireplace: Yes-Living Room, Wood Burning Heated Area Source: Public Records

Room Type Leve Approx Dim Flooring Kitchen First 14x12 Ceramic Tile Bonus Room First 9x12 Ceramic Tile Dining Room First Wood 12x11 Living Room First Wood 21x13 Florida Room First Ceramic Tile Foyer First 7x8 Wood Laundry First 9x6 Ceramic Tile 10x5 Bathroom 3 Ceramic Tile First Master Bedroom 20x12 Wood Second

Interior Information Appliances Incl: Built-In Oven, Dishwasher, Electric Water Heater,

Flood Zone Panel: 12081C0302F

Planned Unit Dev:

Census Tract:

Microwave, Range, Range Hood, Refrigerator, Wine Refrigerator Flooring Covering: Ceramic Tile, Wood

Interior Feat: Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Master Bedroom Upstairs,

Solid Wood Cabinets, Walk-In Closet(s)

Features

Granite Counters Dual Sinks, Granite Counters, Walk-In Pantry Built-In Shelving Bath With Whirlpool Ceiling Fan(s)

Shower - No Tub, Sink - Pedestal Ceiling Fan(s), Sink - Pedestal, Tub with Separate Shower Stall, Walk-In Closet(s) Master Bathroom Second Ceramic Tile Sink - Pedestal, Tub with Separate Shower

Bedroom 2 Second 17x13 Wood Bathroom 2 Ceramic Tile Second

Ceiling Fan(s), Tub With Shower

Spa:

Call Center #: 800-746-9464

Bedroom 3 Second 12x11 Wood Ceiling Fan(s)

Exterior Information

Ext Construction: Brick, Vinvl Sidina

Garage Dim: 24x23 Roof: Shingle

Property Description: Architectural Style: Cape Cod, Custom Ext Features: French Doors, Lighting, Sidewalk

Pool: Private Pool Dimensions: 32x18

Pool Features: Gunite/Concrete, In Ground, Screen Enclosure Patio And Porch Features: Covered, Deck, Patio, Screened

Foundation: Crawlspace, Slab

Garage/Parking Features: Boat Parking, Driveway, Garage Door Opener, Garage Faces Side, On Street Parking, Oversized

Road Surface Type: Asphalt

Horse Amenities: Fencing: Fenced, Vinyl, Wood

Green Features

Disaster Mitigation: Green Water Features:

Community Information HOA Pmt Sched: Mo Maint\$(add HOA):

Master Assn/Name: No **Master Assn Fee:** Master Assn Ph:

Condo Fee: Other Fee: Housing for Older Per: No Elementary School: Ballard Elementary Middle School: Martha B. King High School: Manatee High

Middle

Association Approval Required: No Years of Ownership Prior to Leasing Required: No Lease Restrictions: No

Realtor Information

List Agent: Don Lewis **List Agent ID: 266501498 List Agent Direct: 941-920-3919** List Agent E-mail: DonLewis@remax.net List Agent Fax: 941-746-1108 List Agent Cell: 941-920-3919

List Office: RE/MAX ALLIANCE GROUP

List Office ID: 266509058 List Office Fax: 941-746-1108 Original Price: \$950,000 **List Office Phone:** 941-758-7777

Owner Phone:

On Market Date: 03/10/2023 LP/SqFt: \$365.67 **Previous Price:** Expiration Date: 09/10/2023 Price Change:

Representation: Seller Represented Listing Service Type: Full Service

Occupant Type: Vacant

Possession: Close of Escrow Owner: KARL D LEWIS

Financing Avail: Cash, Conventional Listing Type: Exclusive Right To Sell

Dual Variable Compensation: No

Single Agent: 3.0% Non-Rep: 3.0% Trans Broker: 3.0%

Realtor Info: As-Is, Sign, Survey Available

Confidential Info:

Showing Instructions: Appointment Only, Call Listing Agent, Contact Call Center, Lock Box Electronic, Use ShowingTime Button

Driving Directions: Manatee Ave W or Riverview Blvd to 20th Street West to (406).

Realtor Remarks: Open House scheduled for 1pm-4pm, Sunday, March 19th; Sold "As Is"; Downstairs AC not working, Upstairs AC dated, Water is turned off, Electrical was previously updated but there is cloth wiring upstairs, Well is not working. See Seller's Property Disclosure. Owner Karl D Lewis not related to Listing Agent. Please use FR/BAR "AS IS" Contract. The Manatee County Property Appraiser sketch shows garage as 24x32, it is approximately 24x23. The additional square footage approximately 24x9, 216 sf, is inside living area. By this calculation, the total living area is approximately 2,598 sf plus 216 sf or 2,814 sf.

Seller's Preferred Closing Agent

Closing Agent Name: Phone: Fax:

Email:

Address: , Florida Closing Company Name:

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