



**Don**  
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Outstanding Agents! Outstanding Results!

**A4423344 5211 6TH AVE DR W, BRADENTON, FL 34209**



**County:** Manatee  
**Property Style:** Single Family Residence  
**Subdiv:** FAIRWAY ACRES UNIT ONE  
**Beds:** 3, **Baths:** 2/0  
**Pool:** None  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Fees:**

**Status:** Sold  
**List Price:** \$254,900  
**LP/SqFt:** \$160.52  
**Year Built:** 1960  
**ADOM:** 37 **CDOM:** 37  
**Heated Area:** 1,588 SqFt / 148 SqM  
**Total Area:** 2,392 SqFt / 222 SqM  
**Total Acreage:** 1/4 Acre to 21779 Sq. Ft.  
**Lot Features:** In County, Street Dead-End, Street Paved  
**Flood Zone Code:** X  
**Sold Date:** 03/22/2019  
**Sold Price:** \$249,000  
**SP/SqFt:** \$156.80

Highly sought after West Bradenton single family home. Renovated in 2011, Ceramic Tile through-out, with Laminate in Bedrooms, Open Floor Plan, 20x10 Kitchen & Dining combination, 21x14 Living Room & 18x11 Family Room with built-ins, Split Bedroom Design. Master Bedroom has cedar-lined closet with walk-in Shower in Master Bath, 14x12 2nd Bedroom & 12x11 3rd Bedroom both with cedar-lined closets, 2nd Bath has Tub with Shower. Impact windows, large 22x26 2-car garage and 22x8 covered rear patio, landscaped 100x134 lot, dead-in street, New Roof 2019! A Must See!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 8 FAIRWAY ACRES UNIT ONE PI#38030.0000/3  
**SE/TP/RG:** 29-34-17  
**Subdivision #:**  
**Tax ID:** [3803000003](#)  
**Taxes:** \$1,384  
**Homestead:** No **CDD:** No

**Zoning:** RSF4.5  
**Future Land Use:**  
**Zoning Comp:**  
**Tax Year:** 2018  
**Annual CDD Fee:**

**Block/Parcel:**  
**Book/Page:** 10-35  
**Front Exposure:** North  
**Lot #:** 8  
**Other Exemptions:**  
**Mill Rate:**

**Ownership:** Fee Simple  
**SW Subd Condo#:**

**Complex/Comm Name:**  
**SW Subd Name:** Fairway  
**Flood Zone Date:** 03/17/2014  
**Floor #:**  
**Census Block:**  
**Total Units:**  
**Lot Size Acres:** 0.31

**Planned Unit Dev:**  
**Census Tract:** 4.05  
**Lot Size:** 13,400 SqFt / 1,245 SqM

**Bldg Name/#:**  
**Total # of Floors:**  
**Land Lease Fee:**  
**Lot Dimensions:** 100x134

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central, Electric  
**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Public, Sewer Connected  
**Sewer:** Public Sewer  
**Water:** None  
**Fireplace:** No  
**Heated Area Source:** Public Records  
**Total Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer  
**Flooring Covering:** Ceramic Tile, Laminate  
**Interior Feat:** Eating Space In Kitchen, Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Window Treatments

Room Type	Level	Dimen	Flooring	Features
Living Room	First	14x21	Ceramic Tile	
Kitchen	First	10x10	Ceramic Tile	Dual Sinks
Dining Room	First	10x10	Ceramic Tile	
Family Room	First	18x11	Ceramic Tile	Built-In Shelving
Master Bedroom	First	14x12	Linoleum	Other - Specify In Remarks
Master Bathroom	First	6x7	Ceramic Tile	Shower - No Tub
Bedroom 2	First	14x12	Laminate	
Bedroom 3	First	12x11	Laminate	
Bathroom 2	First	6x7	Ceramic Tile	Tub With Shower
Balcony/Porch/Lanai	First	22x8	Concrete	

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Foundation:** Slab  
**Property Description:**  
**Ext Features:** Irrigation System  
**Pool:** None

**Garage Dim:** 24x20, **Attached Garage Y/N:** Yes  
**Property Attached:**  
**Architectural Style:** Custom, Florida, Ranch

**Pool Dimensions:**  
**Vegetation:** Mature Landscaping

**View:**

**Community Information**

**HOA / Comm Assn:** No **HOA Fee:**  
**Condo Fee:**  
**Elementary School:** Palma Sola Elementary  
**Association Approval Required:** No

**HOA Pmt Sched:**  
**Other Fee:**  
**Middle School:** W.D. Sugg Middle  
**Years of Ownership Prior to Leasing Required:** No  
**Mo Maint\$(add HOA):**  
**Housing for Older Per:** No  
**High School:** Manatee High

**Lease Restrictions:** No

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