



**Don Lewis**  
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 Outstanding Agents! Outstanding Results!

**A4630892 308 46TH ST W, BRADENTON, FL 34209**



**County:** Manatee  
**Status:** Sold  
**Subdiv:** MORNINGSIDE  
**Subdiv/Condo:**  
**Beds:** 4  
**Baths:** 3/0  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2  
**Minimum Lease Period:** No Minimum  
**Garage:** No **Attch:** **Spcs:**  
**Garage/Parking Features:**  
**Assigned Spcs:**  
**LP/SqFt:** \$381.82  
**New Construction:** No  
**Total Annual Assoc Fees:** \$0.00  
**Average Monthly Fees:** \$0.00  
**Flood Zone Code:**X

**Backups Requested:** No  
**On Market Date:** 12/02/2024  
**List Price:** \$840,000  
**Year Built:** 1963  
**Special Sale:** None  
**ADOM:** 4  
**CDOM:** 4  
**Pets:** Yes  
**Max Times per Yr:**  
**Carpport:** No **Spcs:**

**Heated Area:**2,200 SqFt / 204 SqM  
**Total Area:** 2,282 SqFt / 212 SqM

**Sold Date:** 01/06/2025  
**Sold Price:**\$800,000  
**SP / SqFt:**\$363.64

Welcome Home to this Coastal Oasis, West Bradenton Pool Home, Custom-Designed, Open Floor plan, Block home. Brand New 2024: Roof, Impact Windows/Doors, Plumbing, Electrical panel, Water Heater, Range and Range Hood, Microwave, Kitchen Quartz Counter Top, Washer & Dryer, All light fixtures, switches, & outlets, Baseboards, Bathrooms, Refinished/Polished Terrazzo, Patio Deck, Pickleball Court, and All New Furniture, TURN KEY Furnished, With the Garage Conversion to a Theater/Arcade Room the Living Area is now calculated to be 2,200 sf. As you enter, you will immediately notice the spacious open living area, a 3-way ping pong table that transforms to a billiards table and regular table. The comfortable living room is equipped with a large 60" TV and ample seating perfect for relaxing and enjoying time together. The Dining area boast of a large table that seats 12, the Kitchen is fully equipped with a peninsula seating area, electric stove and range hood, farmhouse double sink with filtered drinking water, dishwasher, Quartz counter top, 4-slice toaster, electric blender, electric kettle, microwave, coffee machine and moka pot. Off the kitchen are the brand new Washer & Dryer with a wood counter top. The Florida Room features a small pullout couch and impact French doors & a triple impact window. The Theater/Arcade is outfitted with 8 electric recliner chairs, and an 86" TV. There is an arcade system with two Simpson games for 4 players. And the 3rd Bath with walk-in glass shower. Three bedrooms are furnished with a king bed topped with mattress topper for added comfort. A desk with lighting for work, a 55" TV and spacious closets. The 4th bedroom has a bunk bed and closet. The 130x136 Corner Lot offers ample room for relaxation and entertainment. Enjoy the heated 16 x 30-ft heated pool with depth of up to 8 ft. The outdoor space includes 4 lounge chairs with 2 umbrellas, a BBQ Grill area features a mini fridge, fun lighting, Bluetooth speakers, an umbrella, and 4 barstools. Additional amenities include an outdoor sink, an outdoor shower, and a built-in stone seating area. Lastly there is also a pickleball court, a small gazebo and a swing set and fenced in with 6 ft high PVC fence. The 8 x 12 Shed has beach accessories, with additional sports equipment like paddles, mini soccer goals and various sports accessories. Close to shopping, dining, medical, schools, Robinson's Preserve, and just 7 miles from the Anna Maria Island Beaches and an abundance of outdoor fun that includes kayaking, bike trails, boating, swimming and more. RV/Boat Parking, A MUST SEE!

**Land, Site, and Tax Information**

**Legal Desc:** N 27.5 FT OF LOT 21, LOTS 22,23 MORNINGSIDE PI#36256.0000/6  
**SE/TP/RG:** 28-34S-17E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [3625600006](#)  
**Taxes:** \$1,619  
**Homestead:** Yes  
**Alt Key/Folio #:** 3625600006

**Zoning:** RSF4.5  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2023  
**AG Exemption YN:**

**Block/Parcel:**  
**Front Exposure:** East  
**Lot #:** 21  
**Other Exemptions:**

**CDD:** No **Annual CDD Fee:**  
**Complex/Comm Name:**  
**SW Subd Name:** Morningside  
**Flood Zone Date:** 08/10/2021  
**Floor #:**  
**Census Block:**  
**Bldg Name/#:**

**Flood Zone Panel:** 12081C0301F  
**Planned Unit Dev:**  
**Census Tract:**

**Ownership:** Fee Simple  
**SW Subd Condo#:**  
**Flood Zone:** X  
**Floors in Unit/Home:** One  
**Book/Page:** 4-134  
**Total # of Floors:** 1  
**Land Lease Y/N:** No  
**Lot Dimensions:** 130x136

**Land Lease Fee:**  
**Lot Size Acres:** 0.41  
**Lot Size:** 17,681 SqFt / 1,643 SqM

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central, Electric  
**Utilities:** Cable Available, Electricity Connected, Sewer Connected, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Furnishings:** Turnkey  
**Fireplace:** No  
**Heated Area Source:** Measured

**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer  
**Flooring Covering:** Ceramic Tile, Concrete, Luxury Vinyl, Terrazzo, Wood  
**Interior Feat:** Attic Fan, Ceiling Fans(s), Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Window Treatments

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Foyer	First	4x12	Terrazzo		
Living Room	First	12x24	Wood		

Dining Room	First	10x12	Terrazzo		
Florida Room	First	10x12	Terrazzo		
Kitchen	First	14x12	Terrazzo		
Laundry	First	5x9	Terrazzo		Closet Pantry
Media Room	First	20x19	Concrete		
Primary Bedroom	First	11x13	Luxury Vinyl	Built-in Closet	
Primary Bathroom	First	5x9	Ceramic Tile		Shower - No Tub
Bedroom 2	First	11x14	Terrazzo	Built-in Closet	
Bedroom 3	First	11x11	Terrazzo	Built-in Closet	
Bedroom 4	First	9x10	Terrazzo	Built-in Closet	
Bathroom 2	First	5x9	Ceramic Tile		Tub With Shower
Bathroom 3	First	5x9	Ceramic Tile		Dual Sinks, Shower - No Tub

#### Exterior Information

**Ext Construction:** Block

**Roof:** Shingle

**Property Description:**

**Ext Features:** French Doors, Irrigation System, Lighting, Outdoor Grill, Outdoor Shower, Sidewalk

**Pool:** Private

**Pool Dimensions:** 16x30

**Spa:** No

**Pool Features:** Auto Cleaner, Deck, Gunite/Concrete, Heated, In Ground, Lighting

**Patio And Porch Features:**

**Foundation:** Slab

**Garage/Parking Features:**

**Road Surface Type:** Asphalt

**Garage Dim:**

**Architectural Style:**

#### Green Features

**Disaster Mitigation:**

**Solar Panel Ownership:**

**Green Water Features:**

#### Community Information

**HOA Pmt Sched:**

**Master Assn/Name:** No

**Condo Fee:**

**Elementary School:** [Miller Elementary](#)

**Lease Restrictions:** No

**Mo Maint\$(add HOA):**

**Master Assn Fee:**

**Other Fee:**

**Middle School:** [Martha B. King Middle](#)

**Master Assn Ph:**

**Housing for Older Per:** No

**High School:** [Manatee High](#)

**Years of Ownership Prior to Leasing Required:** No

#### Realtor Information

**List Agent:** [Don Lewis](#)

**List Agent E-mail:** [DonLewis8@outlook.com](mailto:DonLewis8@outlook.com)

**List Office:** [RE/MAX ALLIANCE GROUP](#)

**Original Price:** \$840,000

**On Market Date:** 12/02/2024

**Previous Price:**

**Seller Representation:** Single Agent

**Occupant Type:** Vacant

**Possession:** Close of Escrow

**Owner:** AMALFI MION INVESTMENT CO LLC

**Financing Avail:** Cash, Conventional, FHA, VA Loan

**Contract Status:** Inspections

**Contract:** 12/06/2024

**Selling Agent:** [Vincent LaMaida](#)

**Sold Date:** 01/06/2025

**SP/SqFt:** \$364

**Terms:** Cash

**Sold Remarks:**

**Realtor Info:** As-Is, Sign, Survey Available

**Confidential Info:**

**Disclosures:** Lead Paint, PACE Loan Disclosure, Seller Property Disclosure

**Showing Instructions:** Appointment Only, Call Before Showing, Contact Call Center, Use ShowingTime Button

**Showing Considerations:** See Remarks

**Driving Directions:** Manatee Ave W north on 46th St W to (308) 3rd Ave W & 46th St W, Corner Lot.

**Realtor Remarks:** Provide Proof of Funds for Cash Offers and Pre-Approval Letter, if Financed. Use "AS IS" Residential Contract - AS IS - 6xx Rev 8/24 2024 Florida Realtors and the Florida Bar.

**List Agent ID:** 266501498

**List Agent Fax:** 941-746-1108

**List Office Fax:** 941-746-1108

**Price Change:**

**Listing Service Type:** Full Service

**Owner Phone:**

**Listing Type:** Exclusive Right To Sell

**Days to Cont:** 4

**List Agent Direct:** 941-920-3919

**List Agent Cell:** 941-920-3919

**Call Center #:** 800-746-9464

**List Office ID:** 266509058

**List Office Phone:** 941-758-7777

**LP/SqFt:** \$381.82

**Expiration Date:** 06/02/2025

**Exp Clsg Date:** 01/06/2025

**Sell Office:** [COLDWELL BANKER REALTY](#)

**Sold Price:** \$800,000

**Seller Credit:** \$6,000

**Days to Closed:** 35

**SP/LP Ratio:** 95

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Email:**

**Address:** , Florida

**Closing Company Name:**

**Phone:**

**Fax:**

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