



**Don**  
Lewis  
Cell: 941-920-3919  
DonLewis@remax.net  
Outstanding Agents! Outstanding Results!

**A4448183 420 46TH ST NW, BRADENTON, FL 34209**



**County:** Manatee  
**Property Style:** Single Family Residence  
**Subdiv:** BARTON PARK  
**Beds:** 2, **Baths:** 2/0  
**Pool:** None  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Fees:** 0.00  
**Average Monthly Fees:** 0.00

**Status:** Pending  
**Backups Requested:** No  
**List Price:** \$219,900  
**LP/SqFt:** \$184.48  
**Year Built:** 1978  
**ADOM:** 1 **CDOM:** 1  
**Heated Area:** 1,192 SqFt / 111 SqM  
**Total Area:** 1,968 SqFt / 183 SqM  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Lot Features:** In County, Street Paved  
**Flood Zone Code:** X

Great Location, just off Riverview Blvd, Well Maintained, Concrete Block Exterior with wood siding & stucco, 2 Bedroom, 2 Bath, 2-Car Garage, Open Floor Plan, Living Room, Dining Room, 12x11 Kitchen, MBR with large walk-in closet, 19x11 tiled screened patio, 21x27 oversized 2-car garage, new roof 20016, mature landscaping, Meyer Lemon tree, 85x135 (0.25 ac). A Must See!

**Land, Site, and Tax Information**

**Legal Desc:** S 25.5 FT OF LOT 13, ALSO THAT PART OF A 40 FT WIDE VACATED RD LYING S OF SD LOT 13 & N OF LOT 49, ALSO LOT 49 LESS S 39 FT THEREOF, SUBJ TO 7 FT DRAINAGE EASMT OVER N 7 FT OF SD S 25.5 FT OF LOT 13 & SUBJ TO 5 FT UTLY EASMT ALG REAR LN BARTON PARK ( ALSO KNOWN AS PARCEL 16 RIVERWINDS UNREC PLAT) PI#35943.1075/1

**SE/TP/RG:** 28-34-17

**Subdivision #:**

**Tax ID:** [3594310751](#)

**Taxes:** \$2,621

**Homestead:** No

**CDD:** No

**Ownership:** Fee Simple

**SW Subd Condo#:**

**Zoning:** RSF4.5

**Future Land Use:**

**Zoning Comp:**

**Tax Year:** 2018

**Annual CDD Fee:**

**Complex/Comm Name:**

**SW Subd Name:** Barton Park

**Flood Zone Date:** 03/17/2014

**Floor #:**

**Census Block:**

**Total Units:**

**Lot Size Acres:** 0.25

**Block/Parcel:**

**Book/Page:** 2-129

**Front Exposure:** East

**Lot #:** 13

**Other Exemptions:**

**Planned Unit Dev:**

**Census Tract:** 12.02

**Lot Size:** 10,800 SqFt / 1,003 SqM

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central, Electric

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Fiber Optics, Public, Sewer Connected, Sprinkler Meter

**Sewer:** Public Sewer

**Water:** Public

**Fireplace:** No

**Heated Area Source:** Public Records

**Total Area Source:** Public Records

Room Type	Level	Dimen	Flooring	Features
Living Room	First	21x11	Carpet	
Dining Room	First	12x11	Laminate	
Kitchen	First	12x10	Ceramic Tile	
Master Bedroom	First	15x12	Carpet	
Bedroom 2	First	12x12	Carpet	
Balcony/Porch/Lanai	First	19x11	Tile	

**Appliances Incl:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Flooring Covering:** Carpet, Ceramic Tile, Laminate

**Interior Feat:** Attic Fan, Ceiling Fans(s), Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Walk-In Closet(s), Window Treatments

**Exterior Information**

**Ext Construction:** Block, Stucco, Wood Siding

**Roof:** Shingle

**Foundation:** Slab

**Property Description:**

**Ext Features:** Fenced, Irrigation System, Rain Gutters, Sliding Doors, Sprinkler Metered

**Pool:** None

**Garage Dim:** 27x21, **Attached Garage Y/N:** Yes

**Property Attached:**

**Architectural Style:** Custom, Florida, Ranch

**Pool Dimensions:**

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Green Features**

**Community Information**

**Condo Fee:**

**Max Pet Wt:**

**Elementary School:** [Virgil Mills Elementary](#)

**Other Fee:**

**Pet Restrictions:** No Pet Restrictions

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

**Housing for Older Per:** No

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

**Association Approval Required:** No

**Lease Restrictions:** No

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

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