



Don
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A4179338 425 46TH ST NW, BRADENTON, FL 34209



Status: Sold

Interior Information

Beds: 3 **Baths:** 2/0 **A/C:** Central Air
Heated Area: 2,116 SqFt **SqFt Source:** Public Records
Property Style: Single Family Residence **Year Built:** 1991
Floor Covering: Carpet, Ceramic Tile
Utilities: Cable Available, Public, Sprinkler Well
Heat/Fuel: Central
Interior Feat: Cathedral Ceiling(s), Ceiling Fans(s), Eating Space In Kitchen, High Ceiling(s), Master Bedroom Downstairs, Open Floorplan, Split Bedroom, Vaulted Ceiling(s)
Additional Rooms: Family Room, Formal Dining Room Separate
Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Lot Features: Street Paved

Exterior Information

Ext Construction: Block **Total Area:** 2,795 **SRoof:** Tile
Description: **Fireplace Y/N:** No
Pool: None **Pool Dimensions:**
Ext Features: Fenced

Land, Site, and Tax Information

Legal Desc: A PART OF LOT 20 & A PART OF LOT 21 OF BARTON PARK SUB ACCORDING TO THE PLAT THEREOF AS REC IN PB 2 P 129 PRMCF BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SW COR OF SD LOT 21; TH N 00 DEG 31 MIN 06 SEC W ALG THE ELY R/W LINE OF 46TH ST W (A 40 FT WIDE PUBLIC R/W) A DIST OF 80.00 FT; TH S 89 DEG 42 MIN 12 SEC E THROUGH SD LOT 20 A DIST OF
Zoning: RSF3
Ownership: Fee Simple, Fractional, Other **Tax Year:** 2016 **Taxes:** \$938.00
Homestead: No **CDD:** No **Annual CDD Fee:** **Other Exemptions:**
Tax ID: [3594000253](#)
Add Parcel: No **# of Add Parcels:** **Additional Tax IDs:**
Census Block: **Census Tract:**12.02 **Land Lease Fee:**
Lot Dimensions: **Lot Size Acres:** 0.23 **Total Units:**
Total Acreage: Up to 10,889 Sq. Ft. **Lot Size SqFt:** 10,106 **Front Exposure:**
Water Frontage:No **Waterfront Ft:** 0 **Flood Zone:** X
Water Access: No **Water Name:**
Water View: No **Water Extras:** No

Community Information

Legal Subdivision Name: BARTON PARK
HOA / Comm Assn: No

Public Remarks

The builder tucked this sturdy contemporary home among the established landscaping so that it blends right into this desirable neighborhood. All though built in the 90's the contemporary floor plan with elevated ceilings provides a seamless flow pattern with discreet separation of private bedroom areas and baths from the main body of the home which is great for entertaining. Spacious rooms, a private back yard with room to add a pool, lightly and lovingly lived in by only two owners, this three bedroom, two bath home has over 2100 Sq Ft of living area. Master suite offers dual sinks, separate shower and a garden tub. You will enjoy the extra large screened in lanai with access from three rooms. Owner is providing a One Year Home Warranty for the new buyer. Convenient location to public boat ramp, Robinson Preserve, top rated schools, gulf beaches and only two houses from River View Blvd. There are NO HOA dues and NO Flood Insurance required. This newly paved street has very little traffic .

List/Sale Information

Status: Sold **Original Price:** \$324,900 **Listing Date:** 03/03/2017
ADOM: 32 **List Price:** \$309,900 **Sale Contract Date:** 04/04/2017
CDOM: 32 **Sold Price:** \$280,500 **Close Date:** 04/19/2017
Listing Type: Exclusive Right To Sell **Price Change Date:**03/31/2017 **Seller Credit:** \$0.00
LP/SqFt: \$146.46 **Special Sale Provision:** None
SP/SqFt: \$132.56 **SP/LP Ratio:** 90.51

Realtor Information

List Agent: [Barbara Edwards](#) **List Agent ID:** 266501231 **List Agent Direct:** 941-518-4041
List Agent E-mail: BERealtor01@gmail.com **Office ID:** 266500090 **List Agent Cell:** 941-518-4041
Office: [SCHOLFIELD REALTY INC](#) **List Agent Fax:** 941-794-0190

Sale Contract Date: 04/04/2017 **Days to Cont:** 32

Exp Clsg Date: 04/28/2017

Selling Agent: [Don Lewis](#)

Terms: Cash

Driving Directions: Manatee Ave W to 46th St W. go north to house at 425 46th St NW on right

Sold Remarks:

Office Fax: 941-794-0190

Office Phone: 941-792-2363

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

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