



**Don Lewis**  
 Cell: 941-920-3919  
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 Outstanding Agents! Outstanding Results!

**A4441757 4436 56TH AVENUE DR E, BRADENTON, FL 34203**



**Status:** Sold

**Interior Information**

**Beds:** 2      **Baths:** 1/0      **A/C:** Central Air  
**Heated Area:** 999 SqFt / 93 :      **SqFt Source:** Public Records  
**Property Style:** Single Family Residence      **Year Built:** 1961  
**Floor Covering:** Ceramic Tile, Laminate  
**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Propane, Public, Sewer Connected  
**Heat/Fuel:** Central, Electric  
**Interior Feat:** Ceiling Fans(s), Living Room/Dining Room Combo, Master Bedroom Downstairs, Open Floorplan, Window Treatments  
**Additional Rooms:** Family Room  
**Appliances Incl:** Dryer, Gas Water Heater, Range, Refrigerator, Washer  
**Lot Features:** Corner Lot, In County, Oversized Lot, Street Paved

**Exterior Information**

**Ext Construction:** Block      **Total Area:** 1,291      **SRoof:** Shingle  
**Description:**      **Fireplace Y/N:** No  
**Pool:** None      **Pool Dimensions:**  
**Garage/Parking Features:** Circular Drive, Driveway  
**Ext Features:** Fenced, Sliding Doors  
**Farm Type:**      **Barn Features:**  
**Horse Amenities:**      **Fencing:**  
**# of Stalls:**      **# Paddocks/Pastures:**  
**Road Surface Type:**      **Other Equipment:**

**Land, Site, and Tax Information**

**Legal Desc:** LOT 15 BLK C BRADEN RIVER CITY UNIT 1 PI#17495.0000/3      **Zoning:** RSF6  
**Ownership:** Fee Simple      **Tax Year:** 2019      **Taxes:** \$1,918.00  
**Homestead:** No      **CDD:** No      **Annual CDD Fee:**      **Other Exemptions:** No  
**Tax ID:** [1749500003](#)  
**Add Parcel:** No      **# of Add Parcels:**      **Additional Tax IDs:**  
**Census Block:**      **Census Tract:**8.07      **Land Lease Fee:**  
**Lot Dimensions:** 91 x 125      **Lot Size Acres:** 0.26      **Total Units:**  
**Total Acreage:** 1/4 Acre to 21779 Sq. Ft.      **Lot Size SqFt:** 11,325      **Front Exposure:** North  
**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:** BRADEN RIVER CITY UNIT ONE  
**HOA / Comm Assn:** No      **HOA Fee:**      **HOA Pmt Sched:**      **Mo Maint\$(add HOA):**  
**Condo Fee:**      **Pet Restrictions:** No Pet Restrictions      **Max Pet Wt:**

**Public Remarks**

Great Location and Curb Appeal! Corner Lot! Open Floor Plan Layout with Screened Front Porch, Kitchen/Dining Room Combo, 12x18 Family Room, Propane Gas for Range, Dryer, Water Heater. Large Fenced Back Yard with Wood Deck for Entertaining, and a Large Pergola, and Areas for Gardening, attached 1-car carport with Circular Driveway, Detached Shed for your overflow, Recent Updates: 2019 AC, 2018 Water Heater, 2017 Exterior Paint and Interior Paint, 2015 Roof, Front Porch recently re-screened. Walking distance to Publix, Aldi, Walmart Neighborhood Grocery, Starbucks and more. Only 10 minute drive to University Town Center Shopping and a short 30 minutes to the beaches. A Must See!

**List/Sale Information**

**Status:** Sold      **Original Price:** \$199,000      **Listing Date:** 07/21/2019  
**ADOM:** 81      **List Price:** \$179,000      **Sale Contract Date:** 02/11/2020  
**CDOM:** 81      **Sold Price:** \$173,000      **Close Date:** 03/19/2020  
**Listing Type:** Exclusive Right To Sell      **Price Change Date:**01/29/2020      **Seller Credit:** \$3,000.00  
**LP/SqFt:** \$179.18      **Special Sale Provision:** None  
**SP/SqFt:** \$173.17      **SP/LP Ratio:** 96.65

**Realtor Information**

**List Agent:** [Don Lewis](#)      **List Agent ID:** 266501498      **List Agent Direct:** 941-920-3919  
**List Agent E-mail:** [DonLewis@remax.net](mailto:DonLewis@remax.net)      **Office ID:** 266509058      **List Agent Cell:** 941-920-3919  
**Office:** [RE/MAX ALLIANCE GROUP](#)      **List Agent Fax:** 941-746-1108

**Sales Team:**

**Sale Contract Date:** 02/11/2020    **Days to Cont:** 205

**Exp Clsg Date:** 03/19/2020

**Selling Agent:** [Myrna Ryan](#)

**Terms:** Conventional

**Driving Directions:** SR 70 E & North Lockwood Ridge, South on North Lockwood Ridge Rd to SW Corner of 56th Ave Dr E & Lockwood Ridge.

**Realtor Remarks:** Call Showing Time 800-746-9464 or Use Showing Time Button on MLS and Show. Vacant. Supra on Carport Door. Please turn off lights and leave card. Please use FLORIDA REALTOR/FLORIDA BAR ASIS Contract. Appraisal 12-23-19 and AEG Home Inspection Summary Report 12-9-19 available.

**Sold Remarks:**

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

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

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

**Office:** [WAGNER REALTY](#)