



Don Lewis
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 Outstanding Agents! Outstanding Results!

A4158010 4901 9TH AVE W, BRADENTON, FL 34209



Status: Sold

Interior Information

Beds: 4 **Baths:** 2/1 **A/C:** Central Air
Heated Area: 3,051 SqFt **SqFt Source:** Public Records
Property Style: Single Family Residence **Year Built:** 1955
Floor Covering: Carpet, Parquet, Wood
Utilities: Cable Available, Electricity Connected, Public
Heat/Fuel: Central, Electric
Interior Feat: Ceiling Fans(s), Eating Space In Kitchen, Master Bedroom Downstairs, Solid Wood Cabinets
Additional Rooms: Breakfast Room Separate, Breezeway, Family Room, Formal Dining Room Separate, Formal Living Room Separate, Foyer, Inside Utility
Appliances Incl: Dishwasher, Dryer, Range, Refrigerator
Lot Features: In County, On Golf Course

Exterior Information

Ext Construction: Brick, Wood Frame **Total Area:** 3,963 **SRoof:** Shingle
Description: **Fireplace Y/N:** Yes
Pool: None **Pool Dimensions:**
Garage/Parking Features: Golf Cart Garage, Portico
Ext Features: Irrigation System

Land, Site, and Tax Information

Legal Desc: LOT 26 GOLF COURSE ESTATES PI#40143.0000/0 **Zoning:** RSF3
Ownership: Fee Simple **Tax Year:** 2017 **Taxes:** \$5,323.00
Homestead: No **CDD:** No **Annual CDD Fee:** **Other Exemptions:** No
Tax ID: [4014300000](#)
Add Parcel: No **# of Add Parcels:** **Additional Tax IDs:**
Census Block: **Census Tract:** 4.05 **Land Lease Fee:**
Lot Dimensions: **Lot Size Acres:** 0.70 **Total Units:**
Total Acreage: 1/2 Acre to 1 Acre **Lot Size SqFt:** 30,500 **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: GOLF COURSE ESTATES
HOA / Comm Assn: No
Condo Fee: **Pet Restrictions:** Leash Laws apply **Max Pet Wt:**

Public Remarks

One of Bradenton's vintage homes on the 14th hole of the Bradenton Country Club. This home has been lovingly cared for through the years and is quality construction with brick exterior (old Georgian Range Brick). Combination of wood parquet and hardwood floors throughout (hardwood under carpet in 2 bedrooms), 5 ton A/C installed in 2012 plus duct system was completely redone (\$10,000), storage galore, cedar lined closets in all the bedrooms with custom shelving, water softener, plantation shutters, 2 fireplaces (one wood burning, one gas), detached carport with enclosed golf cart garage which also has storage and large wine cooler. One bedroom has been used as an office and has custom built-in desk and shelving. The lot is approximately 200x120 with a patio area and spectacular view of the golf course. This home is very close to the clubhouse at BCC so you can take full advantage if you join as social member to the Olympic size pool, work-out center, and restaurant facilities. Both golf and tennis memberships are available. Seller knows of no problems but is selling "as is".

List/Sale Information

Status: Sold **Original Price:** \$599,000 **Listing Date:** 06/27/2016
ADOM: 512 **List Price:** \$400,000 **Sale Contract Date:** 11/21/2017
CDOM: 512 **Sold Price:** \$380,000 **Close Date:** 12/19/2017
Listing Type: Exclusive Right To Sell **Price Change Date:** 10/30/2017 **Seller Credit:** \$0.00
 LP/SqFt: \$131.10 **Special Sale Provision:** None
 SP/SqFt: \$124.55 **SP/LP Ratio:** 95.00

Realtor Information

List Agent: [Kathy Valente](#) **List Agent ID:** 266501850 **List Agent Direct:** 941-685-6767
List Agent E-mail: KathyValente@michaelsaunders.com **Office ID:** 266500100 **List Agent Cell:** 941-685-6767
Office: [Michael Saunders & Company](#) **List Agent Fax:** 941-749-5001
Sales Team: **Call Center #:** 941-308-7777

Sale Contract Date: 11/21/2017 **Days to Cont:** 512

Exp Clsg Date: 12/29/2017

Selling Agent: [Don Lewis](#)

Terms: VA

Driving Directions: Manatee Ave W to south on 51st St W, left on 9th Ave W to property on the right.

Realtor Remarks: Please contact Call Center at 941-308-7777 to schedule showings. Property is being sold "As-Is" with right to inspect. All offers must be submitted on the new Florida Realtors/Florida Bar As-Is-4 February 2016.

Sold Remarks:

Office Fax: 941-749-5001

Office Phone: 941-748-6300

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