



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

**A4425807 7801 18TH AVE W, BRADENTON, FL 34209**



**Status:** Sold

**Interior Information**

**Beds:** 3      **Baths:** 2/0      **A/C:** Central Air  
**Heated Area:** 2,030 SqFt / 11      **SqFt Source:** Public Records  
**Property Style:** Single Family Residence      **Year Built:** 1987  
**Floor Covering:** Tile  
**Utilities:** Cable Connected, Public  
**Heat/Fuel:** Central  
**Interior Feat:** Ceiling Fans(s), Open Floorplan, Split Bedroom  
**Appliances Incl:** Dishwasher, Microwave, Range, Refrigerator, Washer

**Exterior Information**

**Ext Construction:** Wood Frame      **Total Area:**      **Roof:** Shingle  
**Description:**      **Fireplace Y/N:** No  
**Pool:** Private      **Pool Dimensions:**  
**Pool Features:**      **Garage Dim:** 20X20  
**Ext Features:** Hurricane Shutters, Irrigation System, Sliding Doors

**Land, Site, and Tax Information**

**Legal Desc:** LOT 8 PALMA SOLA SOUND SUB PI#39077.2040/7      **Zoning:** RSF4.5  
**Ownership:** Fee Simple      **Tax Year:** 2017      **Taxes:** \$3,034.00  
**Homestead:** Yes      **CDD:** No      **Annual CDD Fee:**      **Other Exemptions:**  
**Tax ID:** [3907720407](#)  
**Add Parcel:** No      **# of Add Parcels:**      **Additional Tax IDs:**  
**Census Block:**      **Census Tract:** 4.03      **Land Lease Fee:**  
**Lot Dimensions:**      **Lot Size Acres:** 0.23      **Total Units:**  
**Total Acreage:** Up to 10,889 Sq. Ft.      **Lot Size SqFt:** 10,149      **Front Exposure:** North  
**Water Frontage:** No      **Waterfront Ft:** 0      **Flood Zone:** AE  
**Water Access:** No      **Water Name:**  
**Water View:** No      **Water Extras:** No

**Community Information**

**Legal Subdivision Name:** PALMA SOLA SOUND SUB  
**HOA / Comm Assn:** Yes      **HOA Fee:** \$500.00      **HOA Pmt Sched:** Quarterly **Mo Maint\$(add HOA):**  
**Condo Fee:**      **Pet Restrictions:** Dogs need to be on a leash      **Max Pet Wt:**

**Public Remarks**

PROFESSIONAL PICTURES COMING SOON. Looking for the perfect place to call home? You just found it here in beautiful Palma Sola Sound. This 3 bedroom, 2 bathroom home is located on a quiet cul-de-sac and offers an open floor plan with split bedrooms, the master located on the left side of the home and bedrooms 2 and 3 to the right. Open up the sliders and enjoy time in your beautiful backyard. You will love relaxing next to the pool or in your hot tub. The mature landscaping on the property provides privacy and a serene setting. Located just miles from the beaches of Anna Maria Island, Robinson Preserve, and G.T Bray, you will find many opportunities to enjoy the beautiful Florida weather. Recent updates include new pool filter, new microwave (2018), new hurricane windows, doors and hurricane shutters, garage door -all Miami-Dade standard (2017), bathrooms remodeled, kitchen cabinet and lighting updates, pool deck updates and new garage door opener (2016). I am excited to show you this terrific home! Call to schedule your private showing.

**List/Sale Information**

**Status:** Sold      **Original Price:** \$399,900      **Listing Date:** 01/28/2019  
**ADOM:** 0      **List Price:** \$399,900      **Sale Contract Date:** 01/28/2019  
**CDOM:** 0      **Sold Price:** \$390,000      **Close Date:** 03/29/2019  
**Listing Type:** Exclusive Right To Sell      **Price Change Date:**      **Seller Credit:** \$0.00  
    **LP/SqFt:** \$197.00      **Special Sale Provision:** None  
    **SP/SqFt:** \$192.12      **SP/LP Ratio:** 97.52

**Realtor Information**

**List Agent:** [Julie Franklin](#)      **List Agent ID:** 266510930      **List Agent Direct:** 941-752-0887  
**List Agent E-mail:** [julie@juliefranklinteam.com](mailto:julie@juliefranklinteam.com)      **Office ID:** 281515992      **List Agent Cell:** 941-752-0887  
**Office:** FINE PROPERTIES      **List Agent Fax:** 941-753-9294  
**Sale Contract Date:** 01/28/2019      **Days to Cont:** 0      **Office Fax:** 941-753-9294  
**Exp Clsg Date:** 03/29/2019      **Office Phone:** 941-782-0000  
**Selling Agent:** [Don Lewis](#)      **Office:** [RE/MAX ALLIANCE GROUP](#)

**Terms:** Cash, Conventional

**Driving Directions:** From FL-64 W, turn left onto Palma Sola Blvd. Turn left onto 18th Ave W. Home will be on the right.

**Realtor Remarks:** Two cats in the home, please do not let out.

**Sold Remarks:**

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