

1005 45TH STREET BRADENTON FL 34209

https://candiscarmichael.com



\$389,600



One or more photo(s) has been virtually staged. Fore!!! Welcome to 1005 45th St W, a beautifully updated cottage directly across from the Bradenton Country Club. This fully renovated home offers classic Florida charm and modern comfort, just 15 minutes from the world-renowned beaches of Anna Maria Island and Longboat Key. Inside, you'll find fresh [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1618 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRTB8398559

Description



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Phone: 727-888-3292  
Email: RealtorCandis@gmail.com



## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1618 sq ft

**Year built:** 1927

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 7192 sq ft

**SubdivisionName:** WESTWEGO PARK

**ListAOR:** mfrmls

## Location Details

**Township:** 34S

**Road Surface Type:** Paved

**Elementary School:** Miller Elementary **Middle Or Junior School:** W.D. Sugg Middle

**High School:** Manatee High

## Property Features

**Interior Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Stone Counters

**Flooring:** Vinyl

**Fireplace YN:** Yes

**Exterior Features:** Lighting, Rain Gutters

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Range, Range Hood, Refrigerator

**Laundry Features:** Laundry Room

**Fireplace Features:** Other, Wood Burning

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air



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## Property Details

**Subdivision Name:** WESTWEGO PARK

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 3646100002

**Direction Faces:** West

**Construction Materials:** Vinyl Siding

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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** LOT 55 WESTWEGO PARK  
PI#36461.0000/2

**Tax Annual Amount:** \$1,030

**Tax Lot:** 55

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## Rooms



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Room type	Dimensions	Level	Length	Width
Living Room	12x13	First	13	12
Dining Room	13x13	First	13	13
Family Room	17x13	First	13	17
Kitchen	13x12	First	12	13
Primary Bedroom	9x16	First	16	9
Bedroom 2	12x13	First	13	12
Bedroom 3	18x6	First	6	18
Laundry	8x15	First	15	8

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**ExteriorFeatures:** Lighting, Rain Gutters

**Features:** Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Other, Primary Bedroom Main Floor, Stone Counters, Wood Burning

**GarageYN:** No

**FireplaceYN:** Yes

**Cooling:** Central Air

**Utilities:** Public

**Amenities:** Dishwasher, Range, Range Hood, Refrigerator

## Building Details



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**NewConstructionYN:** No

**Exterior material:** Vinyl Siding

**Heating:** Central

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Structures:** Shed(s)

**Showing Requirements:** Appointment Only, Lockbox,  
ShowingTime



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