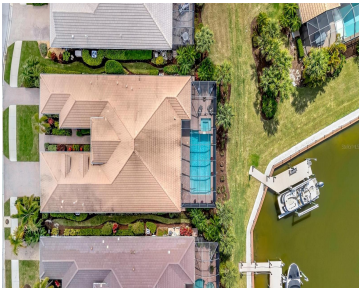


1022 KESTREL COURT BRADENTON FL 34208

https://candiscarmichael.com



Luxury Waterfront Living in Tidewater Preserve—This gorgeous home offers 4 Bedrooms, 4.5 Bathrooms, Pool & Spa plus Private Dock w/ 14,000 LB boat Lift and a 3-car garage. Discover the perfect balance of elegance, comfort, and true Florida waterfront living in this exceptional residence located in the highly sought-after, guard-gated community of Tidewater Preserve. Thoughtfully [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 2785 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8485331



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8485331>

Basics

Bathrooms Full: 4

Date added: Added 35 minutes ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 2785 sq ft

Year built: 2012

SubdivisionName: TIDEWATER PRESERVE PH I

GarageSpaces: 3

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size, sq ft: 9714 sq ft

View: Water

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Location Details

Township: 34

Road Surface Type: Paved

Property Features



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Interior Features: Ceiling Fans(s), Central Vacuum, High Ceilings, Open Floorplan, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile, Wood

Patio And Porch Features: Screened

Pool Features: Child Safety Fence, Gunite, Heated, In Ground, Outside Bath Access, Screen Enclosure

Spa Features: Heated, In Ground

Waterfront Features: Lagoon

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Cats OK, Dogs OK

Roof: Tile

Utilities: BB/HS Internet Available, Cable Available, Natural Gas Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: Flood Insurance Required, FloodZone, Landscaped, Near Marina

Appliances: Bar Fridge, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Awning(s), Hurricane Shutters, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sliding Doors, Sprinkler Metered

Architectural Style: Florida

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: TIDEWATER PRESERVE PH I

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 1100002859

Direction Faces: East

Construction Materials: Block, Stucco

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Clubhouse, Fitness Center, Gated, Maintenance, Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s)

Association Fee: 1672.26

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Recreational Facilities

Community Features: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$15,796

Tax Legal Description: LOT 32 TIDEWATER PRESERVE PHASE I Pl#11000.0285/9

Tax Lot: 32

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x16	First	16	13
Bedroom 2	10x13	First	13	10
Bedroom 3	12x14	First	14	12
Bedroom 4	12x14	First	14	12
Living Room	17x20	First	20	17
Dining Room	16x17	First	17	16
Balcony/Porch/Lanai	11x32	First	32	11
Kitchen	11x21	First	21	11

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

ExteriorFeatures: Awning(s), Hurricane Shutters, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sliding Doors, Sprinkler Metered

Utilities: BB/HS Internet Available, Cable Available, Natural Gas Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Amenities: Bar Fridge, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

PoolFeatures: Child Safety Fence, Gunite, Heated, In Ground, Outside Bath Access, Screen Enclosure

Features: Ceiling Fans(s), Central Vacuum, High Ceilings, Open Floorplan, Solid Wood Cabinets, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

ArchitecturalStyle: Florida

Heating: Central

Roof: Tile

NewConstructionYN: No

Exterior material: Block, Stucco

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, 24 Hour Notice, Appointment Only, ShowingTime



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