

# 1343 PERICO POINT CIRCLE BRADENTON FL 34209

<https://candiscarmichael.com>



PERICO BAY CLUB - CONDO-BRADENTON- FOR SALE/LEASE OR POSSIBLE OWNER FINANCING AVAILABLE- Beautiful, turnkey, fully furnished 2 bedroom, 2 bathroom first-floor condo with breathtaking views of Palma Sola Bay and the intercoastal waterways. Nestled in the well-established gated community of Perico Bay Club, this condo combines luxury, comfort and convenience. Updated kitchen featuring custom "praline" [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1486 sq ft



## Courtesy of

**Listing Office:** CHARLES RUTENBERG REALTY INC

**Status:** Active

**Office ID:** MFR260000779

**MLS ID:** MFRTB8425916



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8425916>

## Basics

**Unit Number:** 117

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 33030 sq ft

**UnitNumber:** 117

**ListOfficeName:** CHARLES RUTENBERG  
REALTY INC

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1486 sq ft

**Year built:** 1992

**SubdivisionName:** EDGEWATER POINTE AT  
PERICO BAY CLUB II

**GarageSpaces:** 1

## Location Details

**Township:** 34

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s)

**Flooring:** Ceramic Tile

**Parking Features:** Common

**Garage Spaces:** 1

**Exterior Features:** Sidewalk

**Utilities:** Electricity Available

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Closet

**Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Number Limit

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

## Property Details

**Subdivision Name:** EDGEWATER POINTE AT PERICO BAY CLUB **Parcel Number:** 7498326201 II

**Levels:** One

**Direction Faces:** Northwest

**Foundation Details:** Slab

**Construction Materials:** Block

**Listing Terms:** Cash, Conventional, Owner Financing, VA Loan

## Association Information

**Association Fee Frequency:**

Quarterly

**Association Fee Includes:** Guard - 24 Hour, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Pest Control, Sewer, Water

**Community Features:** Clubhouse

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$7,850

**Tax Lot:** -

**Tax Legal Description:** UNIT 117 BLDG "O" EDGEWATER POINTE AT PERICO BAY CLUB SEC II A CONDO PH "O", TOGETHER WITH CARPORT SP O-5 (2373/2443) PI#74983.2620/1



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## Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	17x10	First	10	17
Primary Bedroom	14x19	First	19	14
Great Room	15x30	First	30	15
Balcony/Porch/Lanai	14x19	First	19	14
Bedroom 2	11x13	First	13	11

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse

**Utilities:** Electricity Available

**Amenities:** Dishwasher, Microwave, Range, Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Sidewalk

**Features:** Living Room/Dining Room Combo, Thermostat, Walk-In Closet(s)

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Common

**Heating:** Central

**Roof:** Shingle



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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, See Remarks,  
ShowingTime



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