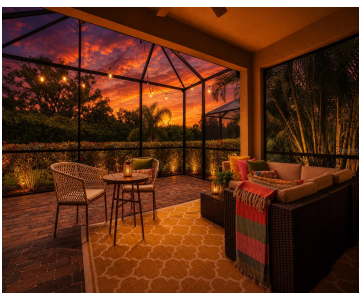


178 WANDERING WETLANDS CIRCLE BRADENTON FL 34212

https://candiscarmichael.com



Welcome to River Strand Golf & Country Club, one of Bradenton’s most sought-after gated resort communities in the heart of Heritage Harbour. This beautifully maintained Trevi model by Lennar checks every box. With 3 bedrooms, 3 full baths, a dedicated den/office, and 2,006 square feet of thoughtfully designed living space, this home lives large and [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2006 sq ft



Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRA4693352



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4693352>

---

## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 8359 sq ft

**SubdivisionName:** HERITAGE HARBOUR SUBPHASE J  
UNIT 3B

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 2006 sq ft

**Year built:** 2015

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 34

**Road Surface Type:** Asphalt

---

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Sliding Doors, Sprinkler Metered

**Security Features:** Gated Community, Smoke Detector(s)

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Public, Sprinkler Meter, Underground Utilities

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK

**Roof:** Tile

**Window Features:** Blinds

**Water Source:** Canal/Lake For Irrigation, Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** HERITAGE HARBOUR SUBPHASE J UNIT 3B

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 1101835059

**Direction Faces:** West

**Construction Materials:** Block, Stucco

---

## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Tennis Court(s)

**Association Fee:** 1586.76

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Internet, Maintenance Grounds

**Community Features:** Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$8,158

**Tax Other Annual  
Assessment Amount:** 1086

**Tax Legal Description:** LOT 351 HERITAGE HARBOUR  
SUBPHASE J UNIT 3B LESS 1/16TH INT IN OIL & MINERAL  
RIGHTS DESC IN DB 239 PG 368 PI#11018.3505/9

**Tax Lot:** 351

---

## Rooms



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| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Living Room         | 18x14      | First | 14     | 18    |
| Kitchen             | 15x15      | First | 15     | 15    |
| Dining Room         | 15x12      | First | 12     | 15    |
| Primary Bedroom     | 15x14      | First | 14     | 15    |
| Bedroom 2           | 12x10      | First | 10     | 12    |
| Bedroom 3           | 10x10      | First | 10     | 10    |
| Den                 | 10x10      | First | 10     | 10    |
| Balcony/Porch/Lanai | 21x18      | First | 18     | 21    |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Public, Sprinkler Meter, Underground Utilities

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Pool, Restaurant, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Crown Molding, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, Lock Box Coded, See Remarks, ShowingTime



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