3439 40TH TERRACE BRADENTON FL 34208

https://candiscarmichael.com









Escape to your private sanctuary! Featuring 78 feet of waterfront, this beautiful retreat offers tranquil water views, a wooded backdrop, and your own heated pool for an inviting Florida lifestyle. A brand-new roof installed in September 2026 adds peace of mind. Located in sought-after Oak Trace, this three-bedroom, two-bath home captures beautiful water and nature [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1813 sq ft

Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Office ID: MFR261019292

Status: Active

MLS ID: MFRTB8563349

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

Charles Rutenberg Realty, Inc
THE STANDARD OF EXCELLENCE

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 8146 sq ft

SubdivisionName: OAK TRACE

GarageSpaces: 2

Date added: Added 38 minutes ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1813 sq ft

Year built: 2004

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

Location Details

Township: 35

Elementary School: Manatee Elementary School-MN

High School: Braden River High

Road Surface Type: Asphalt

Middle Or Junior School: Sara Scott Harllee Middle

Property Features

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Interior Features: Cathedral Ceiling(s), Eat-in Kitchen, Kitchen/Family Room Combo, Vaulted Ceiling(s)

Appliances: Dishwasher, Disposal, Ice Maker, Microwave, Range, Refrigerator, Washer

Flooring: Tile, Vinyl

Laundry Features: Laundry Room

Pool Private YN: Yes

Pool Features: In Ground, Gunite, Heated, Screen Enclosure

Waterfront YN: Yes

Waterfront Features: Lake Front

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Garden, Private Yard, Rain Gutters

Roof: Shingle

Utilities: Cable Connected, Electricity Connected, Public, Sprinkler Recycled

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Property Details

Subdivision Name: OAK TRACE

Parcel Number: 15451.1290-9

Levels: One

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee: 54

Association Fee Frequency: Monthly

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $5,530

Tax Legal Description: LOT 23 OAK TRACE PI#15451.1290/9

Tax Lot: 23

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Rooms

Room type	Level
Family Room	First
Kitchen	First
Primary Bedroom	First
Living Room	First

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

ExteriorFeatures: Garden, Private Yard, Rain Gutters

Utilities: Cable Connected, Electricity Connected, Public, Sprinkler Recycled

Amenities: Dishwasher, Disposal, Ice Maker, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

PoolFeatures: In Ground, Gunite, Heated, Screen Enclosure

Features: Cathedral Ceiling(s), Eat-in Kitchen, Kitchen/Family Room Combo, Vaulted Ceiling(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central, Electric

Roof: Shingle

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THE STANDARD OF EXCELLENCE

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment, Private Yard

Showing Requirements: Lockbox

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