

# 3511 45TH TER W BRADENTON FL 34210

<https://candiscarmichael.com>



PRICE IMPROVEMENT - Great Value! Welcome to this beautifully maintained townhome in a desirable gated community, offering serene lake views from most windows throughout the home. This pristine residence has been lovingly cared for and is truly move-in ready. The main level features a spacious and inviting layout with a bright living area, dining room, [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1200 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRA4687094

## Description



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



**Virtual Tour:**

<https://videotour.ai/view-video/3511-45th-ter-w-unit-108,-bradenton,-fl,-34210-us-1774228835796x530735356651503600>

---

## Basics

**Unit Number:** 108

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 0 sq ft

**UnitNumber:** 108

**ListOfficeName:** DALTON WADE INC

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 1200 sq ft

**Year built:** 2007

**SubdivisionName:** LAKESIDE VILLAGE TOWNHOME

**ListAOR:** mfrmls

---

## Location Details

**Township:** 35S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Electa Arcotte Lee Magnet

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Moody Elementary

**High School:** Bayshore High

---

## Property Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Ceiling Fans(s), Living Room/Dining Room Combo, Primary Bedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Ceramic Tile

**Pool Features:** Gunite, In Ground

**Exterior Features:** Sidewalk

**Security Features:** Gated Community

**Utilities:** Cable Connected, Electricity Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

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

**Laundry Features:** Laundry Closet

**Pets Allowed:** Cats OK, Dogs OK, Number Limit, Size Limit

**Roof:** Shingle

**Window Features:** Blinds

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** LAKESIDE VILLAGE TOWNHOME

**Levels:** Two

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 5182701309

**Direction Faces:** East

**Construction Materials:** Block, Stucco

---

## Association Information

**Association YN:** Yes

**Association Fee Includes:** Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Maintenance Structure, Maintenance Grounds, Maintenance, Pest Control, Private Road, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Tennis Court(s)

**Association Fee**

**Frequency:** Quarterly

**Association Amenities:**

Tennis Court(s)

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax Annual Amount:**  
\$3,081

**Tax Legal Description:** UNIT 0208 BLDG 2 LAKESIDE VILLAGE  
TOWNHOME CONDOMINIUM PI#51827.0130/9

**Tax Lot:** 0208

---

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x13	First	13	14
Dining Room	12x11	First	11	12
Kitchen	10x6	First	6	10
Primary Bedroom	12x12	Second	12	12
Primary Bathroom	6x6	Second	6	6
Bedroom 2	11x10	Second	10	11
Bedroom 3	11x10	Second	10	11
Bathroom 2	6x6	Second	6	6
Bathroom 3	4x5	Second	5	4

---

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**Security Features:** Gated Community

**WindowFeatures:** Blinds

**PoolFeatures:** Gunite, In Ground

**Features:** Ceiling Fans(s), Living Room/Dining Room Combo, PrimaryBedroom Upstairs, Thermostat, Walk-In Closet(s), Window Treatments

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Buyer Approval Required, Community Mailbox, Deed Restrictions, Gated Community - No Guard, Tennis Court(s)

**ExteriorFeatures:** Sidewalk

**Utilities:** Cable Connected, Electricity Connected, Underground Utilities, Water Connected

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

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

---

## Miscellaneous

**Ownership:** Condominium

**Occupant Type:** Vacant

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



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE