

396 ARUBA CIRCLE BRADENTON FL 34209

<https://candiscarmichael.com>



\$950,000



Experience the joy of coastal living in this delightful waterfront condo located in One Particular Harbour, within the impressive Harbour Isle community. This stunning third-floor unit offers breathtaking views of Anna Maria Sound and Anna Maria Island, allowing you to indulge in spectacular sunsets each evening. This condo provides a stylish and comfortable retreat. The [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 1664 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4643161



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Phone: 727-888-3292
 Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4643161>

Basics

Unit Number: 302

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 4 floors

Lot size, sq ft: 8846 sq ft

UnitNumber: 302

SubdivisionName: MARINA WALK ON ONE PARTICULAR HARBOUR

ListAOR: mfrmls

Bathrooms Full: 3

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1664 sq ft

Year built: 2016

View: Water

ListOfficeName: EXP REALTY LLC

Location Details

Township: 34

Road Surface Type: Paved

Elementary School: Anna Maria Elementary **Middle Or Junior School:** Martha B. King Middle

High School: Manatee High

Property Features



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Interior Features: Ceiling Fans(s), Elevator, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Tile

Patio And Porch Features: Covered, Enclosed, Porch, Rear Porch, Screened

Waterfront Features: Bay/Harbor, Intracoastal Waterway

Pets Allowed: Cats OK, Dogs OK

Roof: Metal, Tile

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Furnished

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Closet

Waterfront YN: Yes

Parking Features: Assigned, Covered, Guest, Basement

Exterior Features: Sidewalk, Sliding Doors

Security Features: Gated Community

View: Water

Sewer: Public Sewer

Heating: Central

Lot Features: FloodZone, Landscaped, Near Marina, Near Public Transit, Sidewalk, Street Dead-End, Paved

Property Details

Subdivision Name: MARINA WALK ON ONE PARTICULAR HARBOUR

Levels: One

Direction Faces: East

Construction Materials: Block, Stucco

Property Condition: Completed

Parcel Number: 7362414409

Property Attached YN: Yes

Foundation Details: Pillar/Post/Pier

Listing Terms: Cash, Conventional

Association Information



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Association YN: Yes

Association Fee Frequency:
Monthly

Association Fee Includes: Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Recreational Facilities, Sewer, Trash

Association Amenities: Cable TV, Clubhouse, Elevator(s), Fitness Center, Gated, Maintenance, Playground, Pool, Recreation Facilities, Security, Storage

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount:
\$13,370

Tax Legal Description: UNIT 396-302, BLDG 92 MARINA WALK ON HARBOUR ISLE PH 1 PI#73624.1440/9

Tax Lot: 396

Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	19x20	First	20	19
Kitchen	14x11	First	11	14
Primary Bedroom	13x14	First	14	13
Bedroom 2	11x13	First	13	11
Bedroom 3	11x13	First	13	11
Dining Room	11x10	First	10	11
Balcony/Porch/Lanai	11x18	First	18	11

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: No

Security Features: Gated Community

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Ceiling Fans(s), Elevator, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

GarageYN: No

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Sewer Connected, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Assigned, Basement, Covered, Guest

Heating: Central

Roof: Metal, Tile

Miscellaneous

Ownership: Condominium

Occupant Type:
Tenant

Showing Requirements: 24 Hour Notice, Appointment Only, Call Before Showing, Combination Lock Box, See Remarks, ShowingTime



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