4408 SANIBEL WAY BRADENTON FL 34203

https://candiscarmichael.com









Welcome to this beautifully updated 4-bedroom, 2-bath home in the highly desirable Sabal Harbour community. With 1,685 sq. ft. of well-designed living space, this home was fully remodeled in 2014 and has continued to receive thoughtful upgrades that make it truly move-in ready. Inside, you'll find new flooring in both the primary and front bedrooms, [...]

- 4 beds
- 2 baths
- Residentia
- Single Family Residence
- Active
- TP82 Sd II



Courtesy of

Listing Office: EXP REALTY LLC **Office ID:** MFR261010944

Status: Active MLS ID: MFRA4673217



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Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/A4673217

Basics

Category: Single Family Residence Type: Residential

Bedrooms: 4 beds Bathrooms: 2 baths

Half baths: 0 half baths Area, sq ft: 1685 sq ft

Lot size, sq ft: 6247 sq ft **Year built:** 2002

SubdivisionName: SABAL HARBOUR PH VIII ListOfficeName: EXP REALTY LLC

GarageSpaces: 2 ListAOR: mfrmls

Location Details

Township: 35 Road Surface Type: Asphalt, Paved

Elementary School: Braden River Elementary Middle Or Junior School: Braden River Middle

High School: Braden River High

Property Features





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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Dryer, Microwave, Refrigerator,

Combo, Open Floorplan, Split Bedroom, Walk-In

Closet(s)

Flooring: Laminate, Tile Laundry Features: In Kitchen

Appliances: Dishwasher, Disposal,

Washer, Water Softener

Garage YN: Yes Attached Garage YN: Yes

Garage Spaces: 2 Pets Allowed: Dogs OK

Exterior Features: Lighting, Private Mailbox, Sliding Roof: Shingle

Doors

Utilities: Cable Connected, Electricity Connected, Water Source: Public

Public, Sewer Connected, Water Connected

Sewer: Public Sewer Cooling: Central Air

Heating: Electric Furnished: Negotiable

Property Details

Subdivision Name: SABAL HARBOUR PH VIII **Parcel Number: 1697730809**

Levels: One **Direction Faces:** South

Foundation Details: Slab Construction Materials: Concrete

Association Information

Association YN: Yes **Association Fee: 69**

Association Fee Frequency: Monthly Association Fee Includes: Pool. Recreational

Facilities

Association Amenities: Basketball Court. Community Features: Clubhouse,

Pickleball Court(s), Playground, Pool, Tennis Playground, Pool, Tennis Court(s), Street Lights

Court(s)

Fees&Taxes

Tax Year: 2023 Tax Annual Amount: \$3,154

Tax Legal Description: LOT 354 SABAL HARBOUR PHASE VIII **Tax Lot: 354**

PI#16977.3080/9



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Rooms

Room type	Dimensions	Level	Length	Width
Living Room	15x17	First	17	15
Kitchen	10x10	First	10	10
Primary Bedroom	12x14	First	14	12
Bedroom 2	11x11	First	11	11

Amenities & Features

Waterfront available: No GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No Cooling: Central Air

CommunityFeatures: Clubhouse, Playground, Pool, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Private Mailbox, Sliding Doors

Utilities: Cable Connected, Electricity Connected,

Public, Sewer Connected, Water Connected

Mailbox, Sliding Doors

Features: Ceiling Fans(s), High Ceilings,

Kitchen/Family Room Combo, Living
Room/Dining Room Combo, Open
Floorplan, Split Bedroom, Walk-In Closet(s)

Amenities: Dishwasher, Disposal, Dryer, Microwave,

Refrigerator, Washer, Water Softener

Building Details

NewConstructionYN: No Heating: Electric

Exterior material: Concrete **Roof:** Shingle



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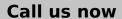


Miscellaneous

Ownership: Fee Simple Occupant Type: Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Supra Lock Box





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