

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
- Residential
- Single Family Residence
- Active
- 1685 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4673217



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



Description

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

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 6247 sq ft

SubdivisionName: SABAL HARBOUR PH VIII

GarageSpaces: 2

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1685 sq ft

Year built: 2002

ListOfficeName: EXP REALTY LLC

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 Combo, Open Floorplan, Split Bedroom, Walk-In Closet(s)

Flooring: Laminate, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Mailbox, Sliding Doors

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

Sewer: Public Sewer

Heating: Electric

Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Water Softener

Laundry Features: In Kitchen

Attached Garage YN: Yes

Pets Allowed: Dogs OK

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: SABAL HARBOUR PH VIII

Levels: One

Foundation Details: Slab

Parcel Number: 1697730809

Direction Faces: South

Construction Materials: Concrete

Association Information

Association YN: Yes

Association Fee Frequency: Monthly

Association Amenities: Basketball Court, Pickleball Court(s), Playground, Pool, Tennis Court(s)

Association Fee: 69

Association Fee Includes: Pool, Recreational Facilities

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

Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$3,154

Tax Legal Description: LOT 354 SABAL HARBOUR PHASE VIII
PI#16977.3080/9

Tax Lot: 354



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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

AttachedGarageYN: Yes

PoolPrivateYN: No

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

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

Amenities: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer, Water Softener
- GarageYN:** Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Lighting, Private 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)

Building Details

- NewConstructionYN:** No

Exterior material: Concrete
- Heating:** Electric

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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