

# 60 BRADEN CASTLE DRIVE BRADENTON FL 34208

<https://candiscarmichael.com>



**\$229,000**



Charming 1925 Cottage in Historic Braden Castle Park (55+ Community)! This community is a hidden gem and a great value. Enjoy the perfect blend of Old Florida charm and modern updates in this 3BR/1BA home along the Manatee River. This vibrant waterfront community offers direct Gulf access, private boat slips, dry docks, boat storage, RV [...]

- 3 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 1100 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4667987



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



# Description

**Virtual Tour:** <https://my.matterport.com/show/?m=3SoGsJVgWhP>

## Basics

**Bathrooms Full:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 1764 sq ft

**View:** Park/Greenbelt, Trees/Woods, Water

**ListOfficeName:** EXP REALTY LLC

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Area, sq ft:** 1100 sq ft

**Year built:** 1925

**SubdivisionName:** BRADEN CASTLE PARK

**ListAOR:** mfrmls

## Location Details

**Township:** 34

**Road Surface Type:** Asphalt

**Road Responsibility:** Public Maintained Road

## Property Features



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**Interior Features:** Eat-in Kitchen, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat

**Flooring:** Luxury Vinyl

**Parking Features:** Assigned, Boat, RV Access/Parking

**Carport Spaces:** 1

**Exterior Features:** Storage

**Window Features:** Storm Window(s)

**View:** Park/Greenbelt, Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** FloodZone, Historic District, City Limits, Near Marina

**Appliances:** Built-In Oven, Cooktop, Electric Water Heater

**Laundry Features:** Electric Dryer Hookup, Laundry Room, Washer Hookup

**Carport YN:** Yes

**Pets Allowed:** Size Limit

**Roof:** Metal

**Utilities:** Cable Available, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** BRADEN CASTLE PARK

**Levels:** Two

**Foundation Details:** Crawlspace

**Listing Terms:** Cash

**Parcel Number:** 1140500008

**Direction Faces:** North

**Construction Materials:** HardiPlank Type, Vinyl Siding

**Property Condition:** Completed

## Association Information

**Association YN:** Yes

**Association Fee Frequency:**  
Annually

**Association Amenities:** Clubhouse, Maintenance, Park, Recreation Facilities

**Association Fee:** 400

**Association Fee Includes:** Common Area Taxes, Escrow Reserves Fund, Maintenance Grounds, Management

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Park



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## Fees&Taxes

**Tax Year:** 2024

**Tax Legal Description:** LOT 76 BRADEN CASTLE PARK  
PI#11405.0000/8

**Tax Annual Amount:** \$2,727

**Tax Lot:** 76

## Rooms

Room type	Level
Living Room	First
Kitchen	First
Bathroom 1	First
Bedroom 1	First
Primary Bedroom	Second
Bedroom 2	Second
Laundry	First

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Golf Carts OK, Park

**ExteriorFeatures:** Storage

**Features:** Eat-in Kitchen, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Storm Window(s)

**Utilities:** Cable Available, Sewer Connected, Water Connected

**Amenities:** Built-In Oven, Cooktop, Electric Water Heater

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** HardiPlank Type, Vinyl Siding

**Roof:** Metal

**Parking:** Assigned, Boat, RV Access/Parking

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Showing Requirements:** Supra Lock Box, Call Before Showing



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