

# 609 49TH STREET COURT BRADENTON FL 34209

<https://candiscarmichael.com>



LOCATION, Charming cottage- GOLF-GULF opportunity: 2 mi to G.T.Bray Park; 3 mi to IMG Academy. ~200 yds to Bradenton Country Club and minutes to Anna Maria Island's white sand public beach (6 miles). LOCATION among highest elevation points in Manatee County, this solid home boasts a tasteful interior with all new or newer mechanicals: metal [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 984 sq ft



## Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Office ID:** MFR261555850

**Status:** Active

**MLS ID:** MFRTB8360960



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8360960>

## Basics

**Bathrooms Full:** 1

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 984 sq ft

**Year built:** 1950

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Floors:** 1 floor

**Lot size, sq ft:** 8848 sq ft

**SubdivisionName:** KENILWORTH

**GarageSpaces:** 1

## Location Details

**Township:** 34S

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Ceiling Fans(s), Thermostat, Window Treatments

**Flooring:** Brick, Carpet, Hardwood, Travertine

**Patio And Porch Features:** Deck, Front Porch, Patio, Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 1

**Roof:** Metal

**Window Features:** Window Treatments

**Vegetation:** Trees/Landscaped

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Level, Near Golf Course, Sidewalk, Paved

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

**Laundry Features:** Inside

**Parking Features:** Driveway, Garage Door Opener, Off Street

**Attached Garage YN:** Yes

**Exterior Features:** Hurricane Shutters, Rain Barrel/Cistern(s), Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Smoke Detector(s)

**Utilities:** Public

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

## Property Details

**Subdivision Name:** KENILWORTH

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 3628500005

**Direction Faces:** West

**Construction Materials:** Block

## Fees & Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$783

**Tax Legal Description:** ALL OF LOT 11 & A STRIP OF LAND 15 FT WIDE  
OFF N SIDE OF LOT 10 KENILWORTH AT THE COUNTRY CLUB (OR 1397  
PG 2889) PI#36285.0000/5

**Tax Lot:** 11

## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x14	First	14	12
Kitchen	11x14	First	14	11
Living Room	18x15	First	15	18
Bedroom 2	10x12	First	12	10
Bathroom 1	7x8	First	8	7
Bonus Room	15x8	First	8	15

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Smoke Detector(s)

**ExteriorFeatures:** Hurricane Shutters, Rain Barrel/Cistern(s), Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Thermostat, Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Window Treatments

**Utilities:** Public

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

## Building Details



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**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block

**Roof:** Metal

**Parking:** Driveway, Garage Door Opener, Off-street

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, ShowingTime



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