



Major Price Reduction!!! Ideally located in the heart of Bradenton, this beautiful home in the highly sought-after River Landings Bluff community truly stands out. LOW HOA • NO CDD • NO FLOOD ZONE—pure, worry-free living. From the moment you arrive, you'll notice the exceptional curb appeal, highlighted by fresh exterior paint and lush, well-maintained landscaping. [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2190 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRA4691788



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4691788>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Lot size, sq ft: 8843 sq ft

View: Garden

ListOfficeName: CHARLES RUTENBERG REALTY
INC

ListAOR: mfrmls

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 2190 sq ft

Year built: 1994

SubdivisionName: RIVER LANDINGS BLUFFS
PH II

GarageSpaces: 2

Location Details

Township: 35

Road Surface Type: Asphalt

Elementary School: Tara 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, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Bamboo, Laminate, Tile

Patio And Porch Features: Covered, Screened, Wrap Around

Fireplace Features: Wood Burning

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Yes

Fencing: Wood

Security Features: Security System Owned

Architectural Style: Ranch

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Roof: Shingle

Window Features: Blinds, Drapes, Rods

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

View: Garden

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: RIVER LANDINGS BLUFFS PH II

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 1732214505

Direction Faces: East

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Semi-Annually

Association Amenities: Pool

Association Fee: 430

Association Fee Includes: Pool

Community Features: Pool



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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$6,644

Tax Legal Description: LOT 29 BLK D RIVER LANDINGS BLUFFS PHASE II PI#17322.1450/5

Tax Lot: 29

Rooms

Room type	Dimensions	Level	Length	Width
Living Room	22x15	First	15	22
Family Room	16x13	First	13	16
Kitchen	14x8	First	8	14
Dining Room	12x9	First	9	12
Bedroom 2	12x11	First	11	12
Bedroom 3	11x10	First	10	11
Bedroom 4	12x11	First	11	12
Primary Bedroom	17x12	First	12	17

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Security System Owned

WindowFeatures: Blinds, Drapes, Rods

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

Amenities: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

CommunityFeatures: Pool

ExteriorFeatures: Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Split Bedroom, Walk-In Closet(s), Window Treatments, Wood Burning

Building Details

ArchitecturalStyle: Ranch

Heating: Central

Roof: Shingle

NewConstructionYN: No

Exterior material: Block

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Owner

Showing Requirements: Supra Lock Box, Appointment Only, ShowingTime



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