

# 6403 PELICAN DRIVE BRADENTON FL 34210

<https://candiscarmichael.com>



**\$325,000**



PRICE REDUCED, SELLER MOTIVATED. HURRY BEFORE IT'S GONE. This TROPICAL PARADISE AWAITS YOU! GREAT LOCATION within a serene, PRIVATE CUL-DE-SAC and boasts one of the LARGEST FLOORPLANS available. Enjoy the luxury of the LARGEST DRIVEWAY with a convenient TURN AROUND, leading to an EXTRA WIDE 2-CAR GARAGE with BUILT-IN CLOSETS for ample storage. The WASHER [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1795 sq ft



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# Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRA4616608

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## Description

**Virtual Tour:**

[https://www.zillow.com/view-3d-home/0493070c-9b68-4302-8492-8725ee6bda71?setAttribution=mls&wl=true&utm\\_source=dashboard](https://www.zillow.com/view-3d-home/0493070c-9b68-4302-8492-8725ee6bda71?setAttribution=mls&wl=true&utm_source=dashboard)

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## Basics

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1795 sq ft

**Year built:** 1979

**SubdivisionName:** THE VILLAS AT WILD OAK BAY IV

**GarageSpaces:** 2

**Date added:** Added 2 months ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 0 sq ft

**View:** Garden, Trees/Woods

**ListOfficeName:** DALTON WADE INC

**ListAOR:** mfrmls

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## Location Details

**Township:** 35

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile, Hardwood

**Patio And Porch Features:** Patio, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Dog Run, Garden, Irrigation System, Sliding Doors

**Roof:** Tile

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected

**View:** Garden, Trees/Woods

**Sewer:** Public Sewer

**Heating:** Central

**Lot Features:** Cul-De-Sac, Landscaped, Level, Near Golf Course, Near Public Transit, Private, Street Dead-End

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Washer

**Laundry Features:** In Garage

**Parking Features:** Driveway, Ground Level, Guest

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Yes

**Fencing:** Masonry

**Architectural Style:** Coastal, Courtyard, Florida, Patio Home, Ranch

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Furnished

**Accessibility Features:** Accessible Approach with Ramp, Accessible Bedroom, Accessible Doors, Accessible Entrance, Accessible Full Bath, Accessible Hallway(s)

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## Property Details

**Subdivision Name:** THE VILLAS AT WILD OAK BAY IV

**Levels:** One

**Direction Faces:** South

**Construction Materials:** Block

**Parcel Number:** 6147311663

**Property Attached YN:** Yes

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, Lease Purchase

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## Association Information



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**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Pest Control, Sewer, Trash, Water

**Association Amenities:** Pool

**Community Features:** Community Mailbox, Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool

## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$5,483

**Tax Legal Description:** UNIT 80B THE VILLAS AT WILD OAK BAY CONDO IV PHASE 3 PI#61473.1166/3

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x26	First	26	14
Primary Bedroom	13x17	First	17	13
Dining Room	14x11	First	11	14
Bedroom 2	12x10	First	10	12
Bedroom 3	13x12	First	12	13
Kitchen	13x10	First	10	13



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Dog Run, Garden, Irrigation System, Sliding Doors

**Features:** Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)

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## Building Details

**ArchitecturalStyle:** Coastal, Courtyard, Florida, Patio Home, Ranch

**Heating:** Central

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Driveway, Ground Level, Guest

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## Miscellaneous

**Ownership:** Condominium **Disclosures:** Condominium Disclosure Available, HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Supra Lock Box, Go Direct



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