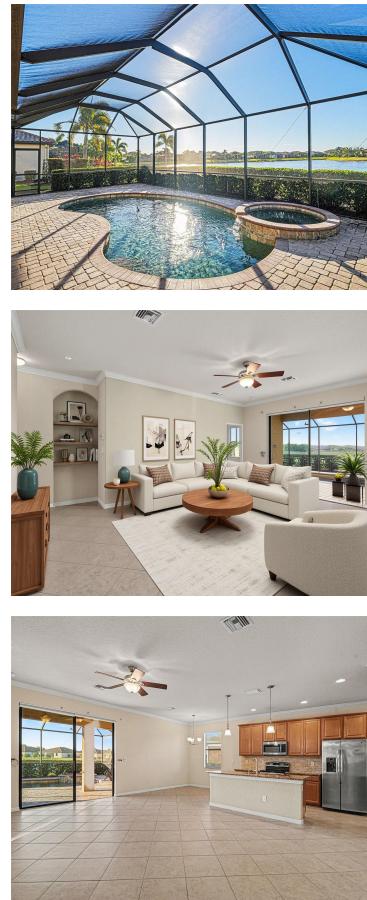


# 6467 WILLOWSHIRE WAY BRADENTON FL 34212

<https://candiscarmichael.com>



**\$625,000**



One or more photo(s) has been virtually staged. Experience true resort-style living in the prestigious, gated community of River Strand Golf & Country Club, one of Bradenton's most desirable neighborhoods. This exceptional waterfront residence offers the perfect blend of luxury, comfort, and an active lifestyle. This waterfront home offers 4 bedrooms, 3 full baths, and [...]

- 4 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 2884 sq ft



## Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRTB8466002



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## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 5 baths

**Area, sq ft:** 2884 sq ft

**Year built:** 2015

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 2 half baths

**Lot size, sq ft:** 9540 sq ft

**SubdivisionName:** HERITAGE HARBOUR  
SUBPHASE J UNIT 3A

**ListOfficeName:** MARK SPAIN REAL ESTATE **GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 34

**Road Surface Type:** Paved

**Elementary School:** Freedom Elementary **Middle Or Junior School:** Carlos E. Haile Middle

**High School:** Braden River High

## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Flooring:** Carpet, Ceramic Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Garden, Hurricane Shutters, Sliding Doors

**Utilities:** Public

**Sewer:** Public Sewer

**Heating:** Central

**Appliances:** Dishwasher, Dryer, Microwave, Other, Range, Refrigerator, Washer

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

**Pool Features:** Gunite, Heated, In Ground, Screen Enclosure

**Spa Features:** Heated, In Ground

**Waterfront Features:** Pond

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** HERITAGE HARBOUR SUBPHASE J **Parcel Number:** 11018.3190-9  
UNIT 3A

**Levels:** Two

**Direction Faces:** North

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

## Association Information

**Association YN:** Yes

**Association Fee:** 1644

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool, Internet, Maintenance Grounds, Recreational Facilities

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$10,687

**Tax Other Annual Assessment Amount:** 1544

**Tax Legal Description:** LOT 253 HERITAGE HARBOUR  
SUBPHASE J UNIT 3A LESS 1/16TH INT IN OIL & MIN RTS PER  
DB 239 PG 368 PI#11018.3190/9

**Tax Lot:** 253

## Rooms

Room type	Level
Primary Bedroom	First
Bedroom 2	Second
Bedroom 3	Second
Bedroom 4	Second
Kitchen	First
Great Room	First
Living Room	First
Dining Room	First

## Amenities & Features



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**Waterfront available:** Yes

**GarageYN:** Yes

**AttachedGarageYN:** Yes

**FireplaceYN:** No

**PoolPrivateYN:** Yes

**Cooling:** Central Air

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

**ExteriorFeatures:** Garden, Hurricane Shutters, Sliding Doors

**PoolFeatures:** Gunite, Heated, In Ground, Screen Enclosure

**Utilities:** Public

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s)

**Amenities:** Dishwasher, Dryer, Microwave, Other, Range, Refrigerator, Washer

## Building Details

**NewConstructionYN:** No

**Heating:** Central

**Exterior material:** Block, Stucco

**Roof:** Tile

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box



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