

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



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

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

ExteriorFeatures: Garden, Hurricane Shutters, Sliding Doors

Utilities: Public

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

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

PoolFeatures: Gunite, Heated, In Ground, Screen Enclosure

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

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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