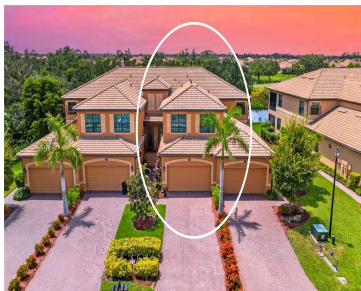


6818 GRAND ESTUARY TRAIL BRADENTON FL 34212
https://candiscarmichael.com



Live the Ultimate Florida Golf & Coastal Lifestyle! Perched above the lush greens of River Strand Golf & Country Club located within the Heritage Harbour gated community, this beautiful 3-bedroom, 2-bath upper-level coach home offers a rare combination of panoramic golf, lake, and sunset views that will take your breath away. Imagine relaxing on your [...]

- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 2108 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRA4662064



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4662064>

Basics

Unit Number: 103

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 2 floors

Lot size, sq ft: 15448 sq ft

UnitNumber: 103

SubdivisionName: COACH HOMES VI AT RIVER STRAND PH 16

GarageSpaces: 2

Bathrooms Full: 2

Category: Condominium

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 2108 sq ft

Year built: 2018

View: Golf Course, Trees/Woods, Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 34

Road Responsibility: Private Maintained Road

Middle Or Junior School: Carlos E. Haile Middle

Road Surface Type: Paved

Elementary School: Freedom Elementary

High School: Parrish Community High

Property Features



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Interior Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

Flooring: Carpet, Ceramic Tile, Wood

Patio And Porch Features: Covered, Enclosed, Patio, Porch, Screened

Garage YN: Yes

Garage Spaces: 2

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

Window Features: Insulated Windows, Shades, Storm Window(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

View: Golf Course, Trees/Woods, Water

Sewer: Public Sewer

Heating: Electric

Lot Features: Landscaped, Level, On Golf Course, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Same Floor As Condo Unit, Washer Hookup

Parking Features: Driveway, Garage Door Opener, Ground Level, Off Street, Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Architectural Style: Mediterranean

Vegetation: Mature Landscaping, Trees/Landscaped

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: COACH HOMES VI AT RIVER STRAND PH 16

Levels: Two

Builder Name: Lennar

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 1101910709

Direction Faces: East

Builder Model: Oleander

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency:
Quarterly

Association Amenities:

Basketball Court, Cable TV, Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions

Association Fee: 1094

Association Fee Includes: Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Private Road, Recreational Facilities, Security

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Annual Amount: \$4,536

Tax Other Annual Assessment Amount: 1090

Tax Legal Description: UNIT 6503, BLDG 65, PH 16, COACH HOMES VI AT RIVER STRAND PI #11019.1070/9

Green Building Info

Green Water Conservation: Irrigation-Reclaimed Water

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	20x13	Second	13	20
Primary Bathroom		Second		
Bedroom 2	10x15	Second	15	10
Bathroom 2		Second		
Bedroom 3	10x15	Second	15	10
Living Room	15x27	Second	27	15
Dining Room	11x15	Second	15	11
Kitchen	11x10	Second	10	11
Dinette	11x8	Second	8	11
Balcony/Porch/Lanai	22x9	Second	9	22

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Association Recreation - Owned, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

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

Features: Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Insulated Windows, Shades, Storm Window(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Range Hood, Washer

Building Details

ArchitecturalStyle: Mediterranean **NewConstructionYN:** No

Heating: Electric

Exterior material: Block, Stucco

Roof: Tile

Parking: Driveway, Garage Door Opener, Ground Level, Off-street, Oversized

Miscellaneous

Ownership: Condominium

Occupant Type: Owner

Other Equipment: Irrigation Equipment **Showing Requirements:** Supra Lock Box, Appointment Only



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