

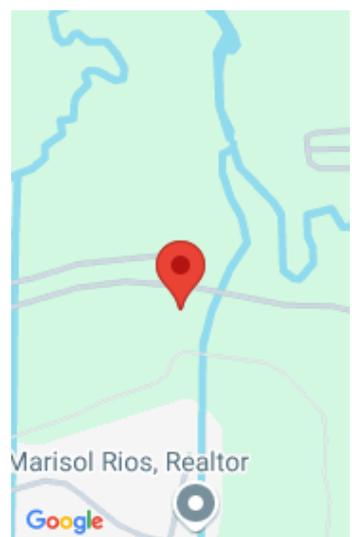
# 6818 GRAND ESTUARY TRL BRADENTON FL 34212

<https://candiscarmichael.com>



Price to sell! Lowest priced 2nd floor coach home in River Strand. Welcome to your dream golfer's paradise in the highly regarded River Strand community! This modern upper END unit - 3 bedroom, 2 bath with 2.5 car garage coach home comes complete with a SOCIAL MEMBERSHIP and access to a resort-style country club. One [...]

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



Marisol Rios, Realtor



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Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Courtesy of

**Listing Office:** LPT REALTY

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRA4612473

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## Description

**Virtual Tour:** <https://media.showingtimeplus.com/sites/dwlrjbr/unbranded>

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## Basics

**Unit Number:** 102

**Bathrooms Full:** 2

**Date added:** Added 5 hours ago

**Category:** Condominium

**Type:** Residential

**Bedrooms:** 3 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 2 floors

**Area, sq ft:** 2108 sq ft

**Year built:** 2018

**UnitNumber:** 102

**View:** Golf Course, Trees/Woods, Water

**SubdivisionName:** COACH HOMES VI AT RIVER STRAND PH 16

**ListOfficeName:** LPT REALTY

**GarageSpaces:** 3

**ListAOR:** mfrmls

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## Location Details

**Township:** 34S

**Road Surface Type:** Asphalt

**Road Responsibility:** Private Maintained Road

**Elementary School:** Freedom Elementary

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

**High School:** Braden River High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Tile

**Patio And Porch Features:** Covered, Front Porch, Rear Porch, Screened

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

**Architectural Style:** Courtyard, Florida

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Parking Features:** Driveway, Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Blinds, Impact Glass/Storm Windows, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**View:** Golf Course, Trees/Woods, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Landscaped, Near Golf Course, On Golf Course, Sidewalk, Paved

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## Property Details

**Subdivision Name:** COACH HOMES VI AT RIVER STRAND PH 16

**Levels:** Two

**Builder Name:** Lennar

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, VA Loan

**Parcel Number:** 1101910659

**Direction Faces:** Northwest

**Builder Model:** Oleander

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:** Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Security, Tennis Court(s)

**Association Fee:** 1199.95

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Insurance, Internet, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities, Security

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Courts

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## Fees&Taxes

**Tax Year:** 2023

**Tax Other Annual Assessment Amount:** 1097

**Tax Lot:** 1

**Tax Annual Amount:** \$4,387

**Tax Legal Description:** UNIT 6502, BLDG 65, PH 16, COACH HOMES VI AT RIVER STRAND PI #11019.1065/9

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	11x11	Second	11	11
Great Room	26x20	Second	20	26
Dining Room	10x12	Second	12	10
Dinette	7x9	Second	9	7
Primary Bedroom	21x14	Second	14	21
Primary Bathroom	19x12	Second	12	19
Bedroom 2	10x16	Second	16	10
Bedroom 3	11x17	Second	17	11
Bathroom 2	8x8	Second	8	8
Laundry	6x7	Second	7	6

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

**WindowFeatures:** Blinds, Impact Glass/Storm Windows, Window Treatments

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, Pool, Restaurant, Sidewalks, Tennis Courts

**ExteriorFeatures:** Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Courtyard, Florida

**NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Block, Stucco

**Roof:** Tile

**Parking:** Driveway, Garage Door Opener, Oversized

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## Miscellaneous

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

**Occupant Type:** Owner **Showing Requirements:** Appointment Only, Lock Box Electronic, ShowingTime



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