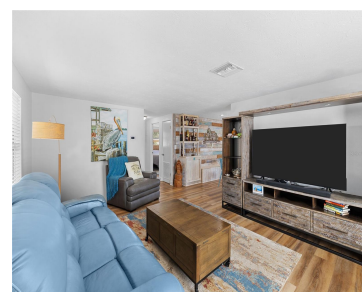


# 704 69TH AVENUE BRADENTON FL 34207

<https://candiscarmichael.com>



\$439,500



Live the Florida waterfront lifestyle at an exceptional price point with this charming 1950s block bungalow on Bowlees Creek. This 2 bedroom, 1 bathroom home blends classic character with thoughtful updates, including a brand new metal roof, new HVAC system, and updated luxury vinyl flooring throughout for easy, low maintenance living. The bright, coastal inspired [...]

- 2 beds
- 1 bath
- Residential
- Single Family Residence
- Active
- 954 sq ft



## Courtesy of

**Listing Office:** SMITH & ASSOCIATES REAL ESTATE

**Status:** Active

**Office ID:** MFR260033129

**MLS ID:** MFRTB8499282



### Call us now

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Basics

**Bathrooms Full:** 1

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Lot size, sq ft:** 13560 sq ft

**View:** Water

**ListOfficeName:** SMITH & ASSOCIATES REAL ESTATE

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 1 bath

**Area, sq ft:** 954 sq ft

**Year built:** 1958

**SubdivisionName:** WHITFIELD ESTATES CTD

**GarageSpaces:** 1

---

## Location Details

**Township:** 35

**Road Surface Type:** Gravel

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Eat-in Kitchen, Solid Surface Counters

**Flooring:** Luxury Vinyl

**Patio And Porch Features:** Covered, Deck, Patio, Screened

**Waterfront Features:** Canal Front

**Garage YN:** Yes

**Carport YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced, Vinyl

**Window Features:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Flood Insurance Required, FloodZone, Unincorporated

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

**Laundry Features:** In Garage

**Waterfront YN:** Yes

**Parking Features:** Boat, Driveway, Golf Cart Garage, Off Street, Open, Other, RV Access/Parking

**Garage Spaces:** 1

**Carport Spaces:** 1

**Exterior Features:** Private Yard, Rain Gutters, Sliding Doors

**Roof:** Metal

**Architectural Style:** Florida

**Vegetation:** Mature Landscaping

**Water Source:** Public, Well

**Cooling:** Central Air

**Furnished:** Negotiable

---

## Property Details

**Subdivision Name:** WHITFIELD ESTATES CTD

**Levels:** One

**Foundation Details:** Crawlspace

**Listing Terms:** Cash, Conventional

**Parcel Number:** 6739100003

**Direction Faces:** North

**Construction Materials:** Block, Stucco

---

## Fees&Taxes



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Tax Year:** 2025

**Tax  
Annual  
Amount:**  
\$2,562

**Tax Legal Description:** BEG AT NW COR OF NW1/4 OF NE1/4 OF SEC 26; TWN 35S, RNG 17E, GO E ALG N LN OF SD NW1/4 OF NE1/4, SD LN BEING THE C/L OF BOWLEE CREEK RD, A DIST OF 627 FT TO A PT; TH GO S 25 FT TO S LN OF SD BOWLEE CREEK RD; TH CONT S ALG LAST DESC LN EXT 140 FT TO POB; TH CONT S 244 FT, M/L, TO WATER OF BOWLEE CREEK; TH MEANDER THE SHORE (WATERS) OF SD CREEK TO A PT 60 FT W OF & 255 FT, M/L, S FM THE POB; TH GO N A DIST OF 255 FT M/L TO A PT 60 FT W OF POB & 165 FT S OF THE N LN OF SD NW1/4 OF NE1/4; TH GO E 60 FT TO POB. ALSO ALL RIGHT, TITLE & INTEREST OF THE PARTIES OF THE FIRST PART IN & TO THAT CERTAIN EASMT GRANTED ON SEPT 10, 1957, REC IN DB 373 P 195 AND MORE EXPLICITLY DESC IN ORB 134 P 567 AS FOLLOWS: FROM THE NW COR OF NW1/4 OF NE1/4 OF SEC 26, TWN 35S, RNG 17E, GO S 25 FT TO S LN OF BOWLEE'S CREEK RD; TH GO E ALG S LN OF SD RD, 567 FT TO A PT; TH GO S 140 FT TO POB; TH CONT S 20 FT; TH GO W 60 FT TO E SIDE OF A 25 FT DRIVE (PUBLIC), TH N ALG SD DRIVE 20 FT, TH E 60 FT TO POB.

**Tax Lot:**  
000

## Rooms

Room type	Level
Living Room	First
Primary Bedroom	First
Bedroom 2	First
Kitchen	First

## Amenities & Features



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Waterfront available:** Yes

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**WindowFeatures:** Blinds

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected, Water Connected

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

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Private Yard, Rain Gutters, Sliding Doors

**Features:** Eat-in Kitchen, Solid Surface Counters

---

## Building Details

**ArchitecturalStyle:** Florida **NewConstructionYN:** No

**Heating:** Central, Electric **Exterior material:** Block, Stucco

**Roof:** Metal **Parking:** Boat, Driveway, Golf Cart Garage, Off-street, Open, Other, RV Access/Parking

---

## Miscellaneous

**Ownership:** Fee Simple **Occupant Type:** Owner

**Other Equipment:** Private Yard **Showing Requirements:** 24 Hour Notice, Appointment Only, Call Listing Agent



**Call us now**

Phone: 727-888-3292

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



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE