712 45TH STREET BRADENTON FL 34208

https://candiscarmichael.com

One or more photo(s) has been virtually staged. Welcome to this beautiful lakeview home in the highly desirable Braden River Lakes—where soaring ceilings, scenic surroundings, and resort-style amenities create the perfect Florida lifestyle. This spacious 3-bedroom, 2-bath home offers a bright and open layout filled with natural light and designed for both relaxing and entertaining. […]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1575 sq ft

Courtesy of

Listing Office: MARK SPAIN REAL ESTATE

Office ID: MFR261019292

Status: Active

MLS ID: MFRO6405688

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/O6405688

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 12110 sq ft

SubdivisionName: BRADEN RIVER LAKES

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1575 sq ft

Year built: 1991

ListOfficeName: MARK SPAIN REAL ESTATE

ListAOR: mfrmls

Location Details

Township: 34

Road Surface Type: Paved

Property Features

Interior Features: Ceiling Fans(s)

Flooring: Carpet, Tile, Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sliding Doors

Utilities: Public

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Microwave, Range, Refrigerator

Laundry Features: Electric Dryer Hookup, Washer Hookup

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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Property Details

Subdivision Name: BRADEN RIVER LAKES

Parcel Number: 1127231304

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Stucco

Listing Terms: Cash, Conventional, VA Loan

Association Information

Association YN: Yes

Association Fee: 467

Association Fee Frequency: Annually

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $2,769

Tax Legal Description: LOT 13 BLK G BRADEN RIVER LAKES PHASE I SUB PI#11272.3130/4

Tax Lot: 13

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

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Amenities & Features

Waterfront available: No
AttachedGarageYN: Yes
PoolPrivateYN: No
ExteriorFeatures: Sliding Doors
Features: Ceiling Fans(s)
GarageYN: Yes
FireplaceYN: No
Cooling: Central Air
Utilities: Public
Amenities: Dishwasher, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No
Exterior material: Stucco
Heating: Central
Roof: Shingle

Miscellaneous

Ownership: Fee Simple
Showing Requirements: ShowingTime
Occupant Type: Vacant

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