

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

Status: Active

Office ID: MFR261019292

MLS ID: MFRO6405688



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Email: RealtorCandis@gmail.com



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) **Appliances:** Dishwasher, Microwave, Range, Refrigerator

Flooring: Carpet, Tile, Vinyl

Laundry Features: Electric Dryer Hookup, Washer Hookup

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Sliding Doors

Roof: Shingle

Utilities: Public

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central

Furnished: Unfurnished



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Property Details

Subdivision Name: BRADEN RIVER LAKES
Levels: One
Foundation Details: Slab
Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 1127231304
Direction Faces: East
Construction Materials: Stucco

Association Information

Association YN: Yes
Association Fee Frequency: Annually

Association Fee: 467

Fees&Taxes

Tax Year: 2025
Tax Legal Description: LOT 13 BLK G BRADEN RIVER LAKES
PHASE I SUB PI#11272.3130/4

Tax Annual Amount:
\$2,769
Tax Lot: 13

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First



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Amenities & Features

Waterfront available: No

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

ExteriorFeatures: Sliding Doors **Utilities:** Public

Features: Ceiling Fans(s)

Amenities: Dishwasher, Microwave, Range, Refrigerator

Building Details

NewConstructionYN: No

Heating: Central

Exterior material: Stucco

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: ShowingTime



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