

# 73 TIDY ISLAND BOULEVARD BRADENTON FL 34210

<https://candiscarmichael.com>



**\$975,000**



Welcome to this meticulously renovated 5-star waterfront sanctuary on Tidy Island—a one-of-a-kind refuge where history, nature, and luxury converge. This exclusive island is a hidden gem, offering tranquility, breathtaking scenery, top-tier amenities, and an exceptionally serene ambiance rarely found elsewhere. As one of the largest townhomes on Tidy Island, this stunning residence boasts 3 bedrooms, [...]

- 3 beds
- 3 baths
- Residential
- Condominium
- Active
- 3069 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRA4678338



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Phone: 727-888-3292  
 Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4678338>

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## Basics

**Unit Number:** 73

**Bathrooms Half:** 1

**Category:** Condominium

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 3069 sq ft

**Year built:** 1987

**SubdivisionName:** TIDY ISLAND PH II

**GarageSpaces:** 2

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 2276822 sq ft

**UnitNumber:** 73

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 35S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** W.D. Sugg Middle

**Road Surface Type:** Paved

**Elementary School:** Sea Breeze Elementary

**High School:** Bayshore High

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## Property Features



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**Interior Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Central Vacuum, Elevator, High Ceilings, Open Floorplan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**Flooring:** Ceramic Tile, Reclaimed Wood, Travertine

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

**Fireplace Features:** Living Room, Wood Burning

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony, Lighting

**Window Features:** Skylight(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Fireplace YN:** Yes

**Parking Features:** Driveway, Ground Level

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Cape Cod

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** TIDY ISLAND PH II

**Levels:** Three Or More

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 7760003702

**Direction Faces:** Northeast

**Construction Materials:** Block, Frame

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## Association Information

**Association Fee:** 5821

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Maintenance, Management, Private Road, Security, Sewer, Trash, Water

**Community Features:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Tennis Court(s)



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:**  
\$14,146

**Tax Legal Description:** UNIT 73 PHASE II TIDY ISLAND CONDO  
PI#77600.0370/2

**Tax Lot:** 73

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## Rooms



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Room type	Dimensions	Level	Length	Width
Foyer	12.8x14.4	First	14.4	12.8
Kitchen	13.1x8.8	Second	8.8	13.1
Dinette	8.5x6.9	Second	6.9	8.5
Dining Room	18.6x16.6	Second	16.6	18.6
Family Room	20.1x19.3	Second	19.3	20.1
Living Room	22x15.7	Second	15.7	22
Primary Bedroom	15.1x17.5	Second	17.5	15.1
Primary Bathroom	19x11.11	Second	11.11	19
Laundry	6x8.8	Second	8.8	6
Bedroom 2	13.9x12.8	Third	12.8	13.9
Bedroom 3	13.9x12.7	Third	12.7	13.9
Loft	16x15.1	Third	15.1	16
Balcony/Porch/Lanai	21.6x15.9	Second	15.9	21.6

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Buyer Approval Required, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Pool, Tennis Court(s)

**ExteriorFeatures:** Balcony, Lighting

**Features:** Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Central Vacuum, Elevator, High Ceilings, Living Room, Open Floorplan, Solid Surface Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Burning

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**WindowFeatures:** Skylight(s)

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Public, Water Connected

**Amenities:** Dishwasher, Dryer, Microwave, Range, Range Hood, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Cape Cod

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Frame

**Parking:** Driveway, Ground Level

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## Miscellaneous

**Ownership:** Condominium

**Occupant Type:**  
Owner

**Showing Requirements:** Appointment Only, Combination Lock Box, Lockbox, ShowingTime



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