

# 7607 GRAND ESTUARY TRAIL BRADENTON FL 34212

<https://candiscarmichael.com>



GREAT LOCATION, GREAT VIEW, 2 GOLF MEMBERSHIPS INCLUDED, TURN KEY AND FURNISHED.... This property has it ALL. Experience refined Florida living perfectly situated on the third floor, giving panoramic views of the golf course, bridge and lake, creating a picture-perfect backdrop for everyday living. Offered turnkey, fully furnished, and move-in ready, the home features a [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1156 sq ft



## Courtesy of

**Listing Office:** DALTON WADE INC

**Status:** Active

**Office ID:** MFR260031661

**MLS ID:** MFRA4682437



## Call us now

Phone: 727-888-3292

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



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## Description

**Virtual Tour:** <https://realestate.febreframeworks.com/sites/ewnplvno/unbranded>

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## Basics

**Unit Number:** 302

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 4 floors

**Lot size, sq ft:** 46673 sq ft

**UnitNumber:** 302

**SubdivisionName:** GRAND ESTUARY IV AT RIVER STRAND

**ListAOR:** mfrmls

**Bathrooms Full:** 2

**Category:** Condominium

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1156 sq ft

**Year built:** 2011

**View:** Golf Course, Water

**ListOfficeName:** DALTON WADE INC

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## Location Details

**Township:** 34S

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Sara Scott Harlee Middle

**Road Surface Type:** Asphalt

**Elementary School:** Freedom Elementary

**High School:** Braden River High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Elevator, In Wall Pest System, Kitchen/Family Room Combo, L Dining, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

**Flooring:** Luxury Vinyl, Tile

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

**Carport YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Roof:** Tile

**Window Features:** Blinds

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**View:** Golf Course, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Heat Pump

**Lot Features:** Landscaped, On Golf Course

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Closet

**Parking Features:** Assigned, Covered

**Carport Spaces:** 1

**Exterior Features:** Lighting

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

**Architectural Style:** Traditional

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Turnkey

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## Property Details

**Subdivision Name:** GRAND ESTUARY IV AT RIVER STRAND

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, Lease Option

**Parcel Number:** 1102004109

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

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

**Association Fee:** 1699.61

**Association Fee Includes:** Guard - 24 Hour, Cable TV, Common Area Taxes, Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Internet

**Community Features:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$4,774

**Tax Other Annual Assessment Amount:** 1242

**Tax Legal Description:** UNIT 132 GRAND ESTUARY IV AT RIVER STRAND CONDO, LESS 1/16TH INT IN OIL & MIN RTS AS DESC IN DB 239/141, DB 240/45 & DB 239/368  
PI#11020.0410/9

**Tax Lot:** 7607

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	17x14	First	14	17
Dining Room	10x9	First	9	10
Primary Bedroom	14x11	First	11	14
Kitchen	11x9	First	9	11
Dinette	8x8	First	8	8
Balcony/Porch/Lanai		First		

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

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

**WindowFeatures:** Blinds

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

**ExteriorFeatures:** Lighting

**Features:** Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Elevator, In Wall Pest System, Kitchen/Family Room Combo, L Dining, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Traditional

**Heating:** Central, Electric, Heat Pump

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Assigned, Covered

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Call Listing Agent, Combination Lock Box, ShowingTime



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