



\$ 449,000



11302 3rd Ave E, Bradenton, FL 34212

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4675590
- » Single Family | 2,024 ft<sup>2</sup> | Lot: 6,970 ft<sup>2</sup>
- » More Info: [113023rdAveE.IsForSale.com](http://113023rdAveE.IsForSale.com)



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#### Remarks

Welcome home to waterfront living in Gates Creek! Offering over 2,000 square feet of air-conditioned living space, this 3-bedroom, 2-bath, split-floorplan home is designed for easy, low-maintenance Florida living with tile flooring throughout the main living areas. The southern exposure fills the home with natural light and showcases long water views and a natural boundary, with only one direct neighbor and a neighborhood park conveniently located right next door. The fully updated eat-in kitchen features shaker-style cabinetry, stainless-steel appliances, granite countertops, and a raised breakfast bar for additional seating. A formal dining room provides the perfect space for entertaining family and friends. The first-floor primary suite offers a spacious walk-in closet and an expansive ensuite bath with garden tub, separate shower, and dual vanities, (including one with a separate entrance that can function as a powder room). Enjoy Florida outdoor living at its finest on the enclosed, single-panel screened lanai (2021) overlooking the water. Additional highlights include a new roof (2018), no CDD fees, and very low HOA fees. Ideally located just 2 miles from I-75, with quick access to Costco, Lakewood Ranch, multiple golf courses, ITC shopping and dining, and only 17 miles to the Gulf

