



**A4212331**

**4715 CAYO COSTA PLACE BRADENTON, 34203**

**County:** Manatee  
**Subdiv:** SABAL HARBOUR PH III  
**Beds:** 4  
**Baths:** 2/0  
**Pool:** Private  
**Style:** Single Family Home  
**Const Stat:**  
**Acreage:** Up to 10,889 Sq. Ft.  
**Gar/Car:** 2 Car Garage, Attached, Door Opener  
**Location:** In County

**Status:** Pending  
**List Price:** \$292,955  
**Year Built:** 1999  
**Spcl Sale:** None  
**ADOM:** 2  
**CDOM:** 2  
**Proj Comp Date:**  
**Pets:** Yes  
**Sqft Heated:** 2,120  
**Total SF:** 2,706  
**LP/SqFt:** \$138.19

This spacious 4 bedroom home is located in a community that offers a pool, tennis courts, playground, a recreation center, no CDD fee, and the flexibility to buyers who would like to have a longterm or shorter term rental as the community does not currently have any lease restrictions. The home has beautiful laminate floors in the main living space, formal dining room and living areas, and a great room which provides a perfect view of the pool area. New carpet installed in all the bedrooms in a neutral palette. The serene view from the covered lanai and pool is the perfect spot for entertaining. If you like what the community offers then you really will appreciate the close proximity to all the amenities. The owners have priced this home to sell. Schedule your showing today as you do not want to miss this opportunity to purchase a 4 bedroom pool home at a great price.

**Land, Site, and Tax Information**

**SE/TP/RG:** 09/35/18  
**Subd #:**  
**Tax ID:** 1697716609  
**Taxes:** \$3,769  
**Auction:** No  
**Homestead:** No  
**Alt Key/Folio:**  
**Lot Dim:**  
**Water Access:** Lake  
**Water Front:**  
**Legal Desc:** LOT 108 SABAL HARBOUR PHASE III PI#16977.1660/9

**Zoning:** PDR  
**Fut Lnd Use:**  
**Zon Comp:**  
**Tax Yr:** 2017  
**Auc Date:**  
**Auc Time:**  
**Complex/Comm Name:**  
**Lot Size Acres:** 0.20

**Section #:**  
**Block/Prc1:**  
**Front Exp:**  
**Lot #:** 108  
**Other Exmpt:**  
**Add Parcel:** No  
**Ownership:** Fee Simple  
**Lot Size SF:** 8,494  
**Water Name:**  
**Waterfront Ft:** 0

**Floor #:**  
**Days Lse:**  
**CDD:** No  
**Ann1 CDD Fee:**  
**Land Lse Fee:**  
**Mill Rate:**  
**Book/Page:** 34-9  
**Flood Zn:** X

**Interior Information**

**A/C:** Central  
**Heat/Fuel:** Central, Fuel - Electric  
**Fireplace:** No  
**Utilities Data:** Electric, Public Municipal Water, Public Sewer  
**Interior Layout:** Eating Space In Kitchen, Formal Dining Room Separate, Formal Living Room Separate, Living Room/Great Room  
**Interior Feat:** Ceiling Fan(S), Smoke Alarm(S), Solid Surface Counters  
**Master Bath:**  
**Appliances Incl:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator  
**Kitchen Feat:** Closet Pantry  
**Additional Rms:**

**Floor Covering:** Carpet, Ceramic Tile, Laminate  
**Security Sys:**  
**SqFt Source:** Public Records

Room	Dimension	Room	Dimension	Room	Dimension	Room	Dimension
2nd Bedroom	12x11	3rd Bedroom	12x11	4th Bedroom	11x11	Kitchen	23x12
Master Bedroom	16x12	Family Room	22x15	Living Room	20x18		

**Exterior Information**

**Ext Const:** Block, Stucco  
**Roof:** Shingle  
**Exterior Features:** Irrigation System, Patio/Porch/Deck Screened, Screen/Covered Enclosure, Sliding Doors

**Description:** One Story  
**Garage Dim:**

**Community Information**

**HOA/Comm Assn:** Required  
**Other Fee:**  
**HOA Fee:** 63.00  
**Maint Includes:** Community Pool, Recreational Facilities

**Condo Fee:**  
**Pmt Sched:** Monthly  
**FCHR Web:**

**Pet Size:**  
**Mo Maint \$:**  
**Max Pet Wt:**

**# of Pets:**  
**Hs for Older Per:** N/A  
**Pet Rest:**

**Realtor Info**



**For more information on this or any other properties please contact:**

**Tara Bolesta**  
**PALM OASIS REALTY AND MGMT INC**  
**Agent: 941-232-8587**  
**Office: 941-750-6464**  
**Tara@PalmOasisRealty.com**



**Directions:** From I75, West At Exit 217 (SR 70), West 1.5 Miles To 45th St E, Right To Sabal Harbour, Right on Cayo Costa.