



A4207793

9018 HERITAGE SOUND DRIVE BRADENTON, 34212

County: Manatee
Subdiv: HERITAGE HARBOUR PH I SP E
Beds: 3
Baths: 2/0
Pool: Private
Style: Single Family Residence
Const Stat:
Acreage: Up to 10,889 Sq. Ft.
Gar/Car: Garage Door Opener
Location: In County

Status: Sold
List Price: \$361,000
Year Built: 2007
Spcl Sale: None
ADOM: 26
CDOM: 26
Proj Comp Date:
Pets: Yes
Sqft Heated: 1,866.00
Total SF: 2,616.00
LP/SqFt: \$193.46

You cant help but to fall in love with this meticulously maintained Bonita lakefront home . Offering three bedrooms, a spacious kitchen with solid surface counter tops, breakfast bar, stainless steel appliances ar wood cabinets. The expansive great room opens to the luxurious salt water pool, spa and lanai area. Perfect for entertaining or just enjoying the serene landscape. This home is move in ready. Most furniture would be available outside of the purchase of the home. The gated resort at River Strand is truly living in Paradise. Ownership includes a golf membership to the 27 hole, Arthur Hills designed golf course, Har-Tru lit tennis courts, 24 hour fitness center, resort style pool with poolside bar and grill. The Tuscan inspired clubhouse offers casual and fine dining , card rooms, billiards and fitness classes. Located one mile from I-75 this community is an easy commute to Sarasota, St. Pete, Tampa and just 30 minutes to the beautiful beaches of Anna Maria Island . There is a one time Buyer Capital Contribution for all re-sales consisting of \$1500 to the River Strand HOA + \$1000 to the Heritage Harbour Master HOA. Total tax includes the CDD.

Land, Site, and Tax Information

SE/TP/RG: 24/34/18	Zoning: PDMU	Section #:	Floor #:
Subd #:	Fut Lnd Use:	Block/Prcl:	CDD: Yes
Tax ID: 1102063009	Zon Comp:	Front Exp:	Annl CDD Fee: \$1,301
Taxes: \$5,095	Tax Yr: 2017	Lot #: 4252	Land Lse Fee:
Auction:	Auc Time:	Other Exmpt:	Mill Rate:
Homestead: No	Complex/Comm Name:	Add Parcel: No	Book/Page: 46-59
Alt Key/Folio:		Ownership: Fee Simple	
Lot Dim:	Lot Size Acres: 0.16	Lot Size SF: 6,970	Flood Zn: X500
Water Front:		Waterfront Ft: 0	
Water View: Lake		Water Extras:	
Legal Desc: LOT 4252 HERITAGE HARBOUR PHASE I SUBPHASE E, INSERT: "LESS 1/16TH INT IN OIL & MIN RTS AS DESC IN DB 239 PG 141, DB 239 PG 368 & DB 240 PG 45" Pl#11020.6300/9			

Interior Information

A/C: Central Air
Heat/Fuel: Central, Electric
Fireplace: No
Utilities Data: Electricity Connected
Interior Feat: Ceiling Fans(s), Crown Molding, High Ceiling(s), Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)
Appliances Incl: Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer
Additional Rms: Inside Utility
Floor Covering: Carpet, Ceramic Tile
Security Sys: Gated Community, Security System Owned, Smoke Detector(s)
SqFt Source: Builder

Room	Dimension	Room	Dimension	Room	Dimension	Room	Dimension
Bedroom 2	11x12	Bedroom 3	13x10	Dining Room	13x12	Great Room	26x14
Kitchen	13x14	Master Bathroom		Master Bedroom	12x20		

Exterior Information

Ext Const: Block, Stucco
Roof: Tile
Pool: Child Safety Fence, Heated, In Ground, Salt Water
Exterior Features: Irrigation System, Sliding Doors
Description:
Garage Dim: 20x20
Pool Dim:

Community Information

HOA/Comm Assn: Required
Other Fee: 76
HOA Fee: 1,257.12
Community Features: Deed Restrictions, Fitness Center, Gated Community, Golf Community, Playground, Tennis Courts
Maint Includes: Cable TV, Community Pool, Maintenance Grounds, Recreational Facilities
Condo Fee:
Pmt Sched: Quarterly
FCHR Web:
Pet Size:
Mo Maint \$:
Max Pet Wt:
of Pets:
Hs for Older Per: False
Pet Rest: Please refer to HOA restrictions for ve

Realtor Info



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

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Directions: Hwy 64 to Heritage Harbour. Left onto River Heritage, straight through guard gate. Right onto Grand Estuary. Continue 1. miles to left onto Heritage Sound. Home on right.