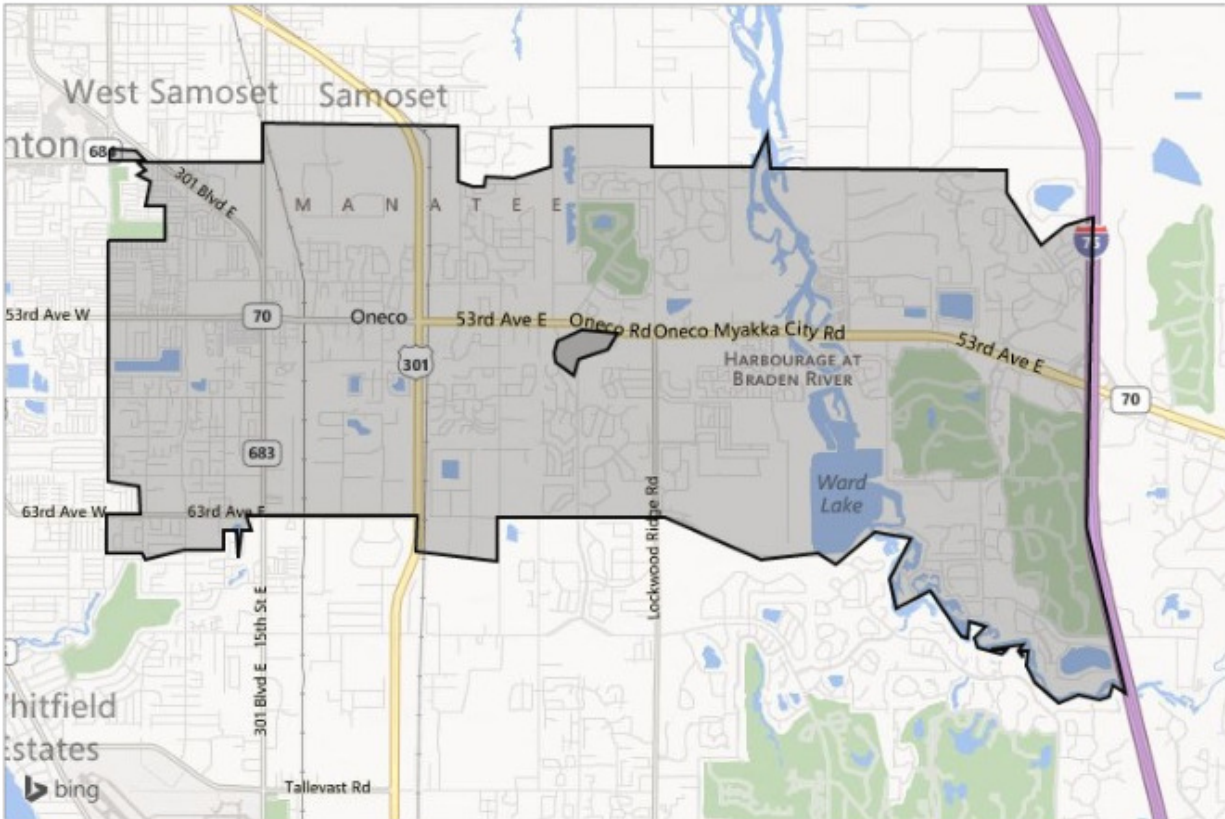


MARKET ACTIVITY REPORT

Bradenton, FL 34203

January 5th, 2014



Presented by

Maureen Legac



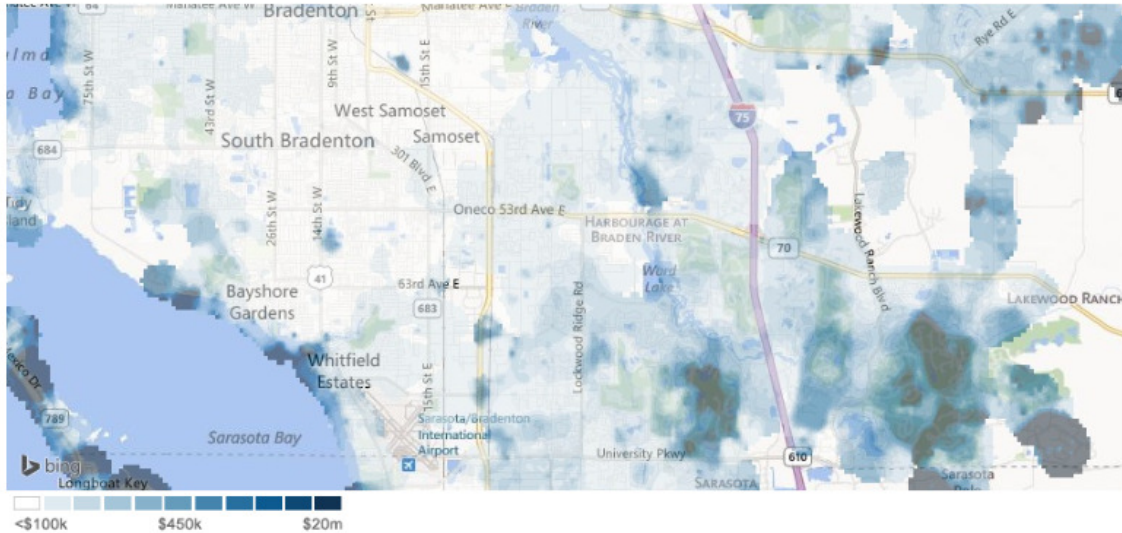
Work: (941) 773-0668 | Fax: (941) 761-7288 | Fax: (941) 567-4063

<http://www.miegac.com/>

KELLER WILLIAMS RLTY MANATEE
10960 E State Road 70
Lakewood Ranch, FL 34202

Bradenton, FL 34203

Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): LPS and RPR, updated Quarterly.

Market Snapshot

Compared with Last Year: January 02, 2013 vs. January 02, 2014

Median Est. Home Value

\$157K

Up 9.6%

Median Est. Listing Price

\$160K

Up 6.7%

Average Days on Site

219

Up 1.4%

Sales Volume

13

Down -80.3%

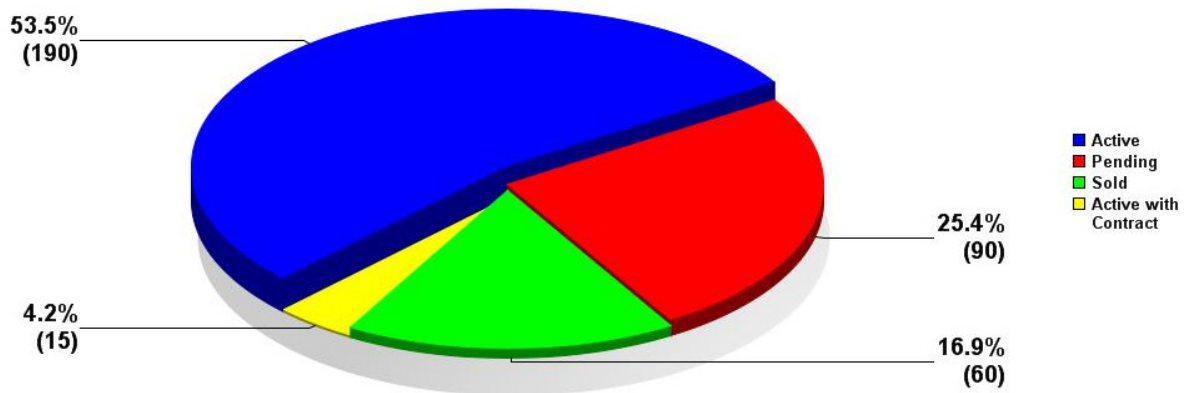
Price Trend Chart

For the Period — Jan 1, 2013 to Dec 31, 2013

View: Avg. \$ Price by Month

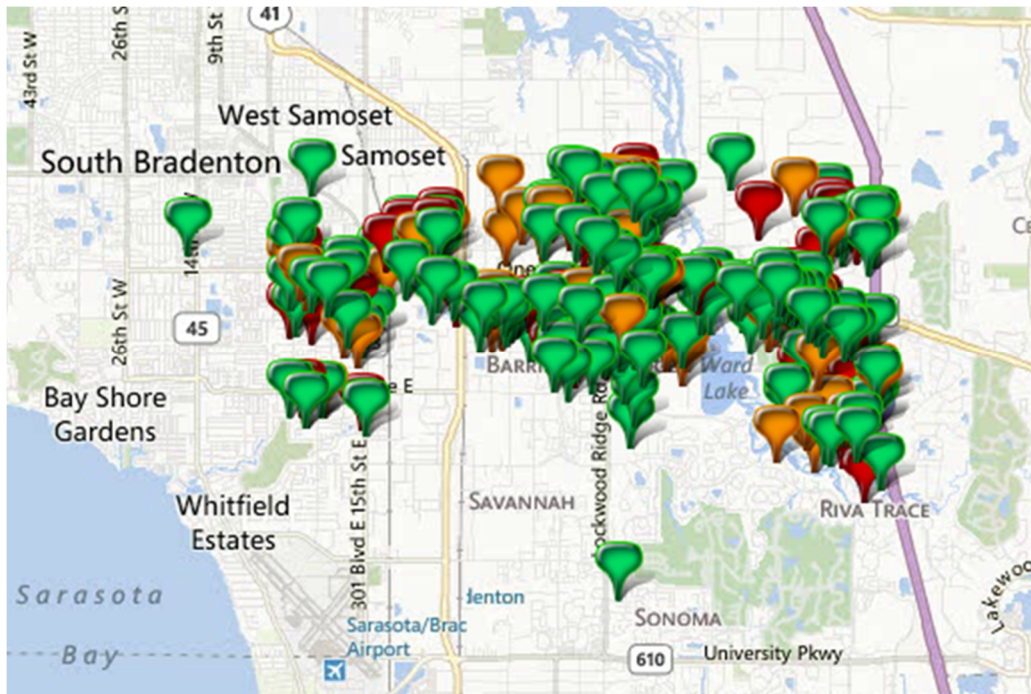


Listings By Status



Total: 355


Search Criteria	
Status	ACT , AWC , PNC , SLD
MLS Zip	34203
Sold Date	between 12/1/2013 -



Active Properties


Price Range	Quantity	Average DOM
\$49,999 or under	8	179
\$50,000 - \$99,999	34	128
\$100,000 - \$149,999	23	87
\$150,000 - \$199,999	30	114
\$200,000 - \$249,999	43	57
\$250,000 - \$299,999	22	73
\$300,000 - \$349,999	10	254
\$350,000 - \$399,999	9	35
\$400,000 - \$499,999	7	117
\$500,000 - \$599,999	1	414
\$600,000 - \$699,999	1	181
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	1	111
\$1,000,000 or over	0	0
Total	189	104

Address	Property Style	HTD	List Price	BE	FB	HB	Built	Pool
6503 STONE RIVER RD # 108	Condo	1,118	\$83,500	2	2	0	1990	Community
5707 45TH E ST # 178	Manufactured/Mobile Home	1,797	\$139,900	3	2	0	1989	Community
5529 22ND STREET E CT	Single Family Home	1,310	\$142,500	3	2	0	1994	None
6707 DREWRY'S BLF	Condo	1,261	\$159,900	2	2	0	1994	Community
5041 CLUBVIEW E CT	Single Family Home	1,416	\$194,000	2	2	0	1987	Community
3917 57TH E DR	Single Family Home	1,975	\$220,000	4	2	0	1989	Private
4307 PRO AM E AVE	Single Family Home	2,372	\$225,000	3	2	0	1987	Community
5312 FAIRFIELD BLVD	Villa	1,524	\$226,043	2	2	0	2013	Community
3618 61ST E DR	Single Family Home	1,537	\$239,900	3	2	0	2002	Private,Community
4942 BOOKELIA CIR	Single Family Home	2,736	↑\$259,900	4	2	0	2002	Private
4711 GARDEN ARBOR WAY	Single Family Home	1,908	\$264,990	3	2	1	2013	Community
6163 E 47TH E ST	Single Family Home	2,290	\$318,900	4	3	0	2004	Private
6708 WILLOW GROUSE CT	Single Family Home	2,279	\$385,000	3	3	0	2004	Private,Community
5935 WINGSPAN WAY	Single Family Home	2,310	\$449,900	4	3	0	2004	Private


	6503 STONE RIVER RD # 108, BRADENTON		\$83,500.00
Status: Active Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,118 Pool: Community	Sold Price / Date: M5842814 Subdivision: TERRACES 2 OF TARA CONDO Year Built: 1990 Total Acres: Zero Lot Line Waterfront Type:		
<p>Looking for the perfect condo in Florida. This 2 bedroom 2 bath condo has panoramic views of the perfectly maintained 2nd fairway. No need to hassle with elevators as this is a 1st floor unit and a few steps to the community pool and tennis courts. This is a fantastic opportunity to own a turn-key furnished condo with newer tile flooring laid on the diagonal, 4 year old appliances, new commodes and a glass enclosed lanai. A class "A" membership conveys with the property. This membership offers full golf and social privileges including free golf balls at the driving range. Mandatory fees associated with membership in Tara include \$383.50 per month for the class "A" golf package, \$60.00 per month food minimum in the award winning dining/grill rooms, \$469.96 per year for the Tara Master Association and a one time capital contribution assessment of \$3,041.00. The master association fee includes basic cable from Comcast. Quarterly maintenance fees for The Terraces 2 is \$825.00 and includes water, sewer, trash, and pest control. Tara is conveniently located near I-75 and a short drive to the Gulf of Mexico beaches, the Van Wezel performing arts center, St. Armands Key, and many of the areas finest restaurants. Major shopping venues that are located nearby</p>			
Virtual Tour			

	5707 45TH E ST # 178, BRADENTON		\$139,900.00
Status: Active Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,797 Pool: Community	Sold Price / Date: M5842805 Subdivision: GOLD TREE CO OP INC Year Built: 1989 Total Acres: Zero Lot Line Waterfront Type:		
<p>Charming, spacious well-maintained unit. Featuring, 3 bedrooms and two dining areas. There is a lovely screened and glassed lanai. The bedrooms are quite nice, especially the big master bedroom. Come and enjoy Gold Tree, a top quality park with many amenities.</p>			
Virtual Tour			

	5529 22ND STREET E CT, BRADENTON		\$142,500.00
Status: Active Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,310 Pool: None	Sold Price / Date: A3989830 Subdivision: MEADOW LAKE Year Built: 1994 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>This is a Fannie Mae Homepath Property. Meadow Lake three bedroom two bathroom single family home features laminate flooring, split plan, volume ceilings, large lanai and is walking distance to schools. This property is approved for Homepath Mortgage Financing and Homepath Renovation Mortgage Financing.</p>			
Virtual Tour			


	6707 DREWRY BLF, BRADENTON		\$159,900.00
Status: Active Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,261 Pool: Community	Sold Price / Date: M5842868 Subdivision: CLUBHOUSE VERANDAS OF TARA A CO OP Year Built: 1994 Total Acres: Zero Lot Line Waterfront Type:		

Look no further! This is the only FIRST FLOOR condo for sale in Clubhouse Verandas which is conveniently located directly across the street from the community pool, tennis courts, fitness center and main clubhouse. Enjoy watching the sunrise from this lovely 2 bedroom 2 bath condo, which is offered turn-key furnished with sweeping views of the 9th fairway and lake. The interior features high ceilings, newer tile flooring, Corian kitchen counter tops, updated kitchen with pull out cabinets, updated bathrooms vanities, newer appliances, a \$9,000.00 custom made Murphy bed with a desk and built-in storage. The glass enclosed lanai was added by the original owners and is built so there is no step down from the living room. There are also new windows in the Master Bedroom. The condo conveys with a class "A" membership in Tara which carries full golf privileges in this PRIVATE COUNTRY CLUB, as well as many social activities to enjoy. Fees associated with ownership in Tara include a one time capital contribution fee of \$3,041.00, class "A" membership of \$383.50 per month, dining room minimum of \$60.00 per month and \$469.96 per year for the Tara Master Association and includes Comcast enhanced cable TV service. Tara is still one of the least expensive

	5041 CLUBVIEW E CT, BRADENTON		\$194,000.00
Status: Active Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,416 Pool: Community	Sold Price / Date: M5842711 Subdivision: PERIDIA UNIT II Year Built: 1987 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		


This single family villa is situated on the 18th fairway of Peridia Golf and Country Club. The home also has a view of the clubhouse and lake. The tile roof and air conditioner have been replaced in 2010. The kitchen cabinets and both bath cabinets have been updated and counters are granite. All appliances stay. Plantation shutters throughout. There is a one time fee of \$600 for new residence. \$100 app fee. \$450 food min per household per year.


Virtual Tour

	3917 57TH E DR, BRADENTON		\$220,000.00
Status: Active Bedrooms: 4 Full/Half Baths: 2 / 0 SqFt: 1,975 Pool: Private	Sold Price / Date: M5842859 Subdivision: LIONSHEAD PH II Year Built: 1989 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		


Welcome home to Bradenton's best kept secret! This adorable 4 bedroom home has everything you need! It has been well taken care of and has a NEW ROOF and NEW HIGH EFFICIENCY 18 SEER AC! The self cleaning swimming pool is the perfect way to cool off and relax! The screened lanai is very private and has a removable gate to protect the little ones and pets from the pool! Both Bathrooms have been tastefully remodeled. All 4 bedrooms have built-ins in the closets and crown molding! The kitchen offers lots of storage-23 cabinets and 7 drawers, a NEW refrigerator and LED under cabinet lighting. The Brick wood burning fireplace gives the family room a cozy feel! Got stuff? There are 2 outside sheds! Pick your own tangerines and Pumulos! Whole House Vacuum! Security System! Property is 15 minutes to downtown Sarasota and our Gulf Beaches. ONE YEAR WARRANTY OFFERED! Come see this special property before it is too late!

Virtual Tour

	4307 PRO AM E AVE, BRADENTON		\$225,000.00
	Status: Active Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 2,372 Pool: Community	Sold Price / Date: M5842806 Subdivision: PERIDIA UNIT I Year Built: 1987 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:	
<p>Just listed! 3 bedroom-2 Bath Home with 2 car garage. Split floor plan with formal living room, dining room and family room. Big lanai with view of lake. Eat in kitchen opens to family room. Peridia is home to the golf and tennis club. \$552 a quarter allows you to enjoy a full menu club with bar, heated pool and tennis courts. Bright House cable included. All reasonable offers will be considered.</p>			


	5312 FAIRFIELD BLVD, BRADENTON		\$226,043.00
	Status: Active Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: A3989764 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, tile floors throughout the main areas, 2 car garage, and fabulous kitchen with stainless appliances, granite counters and cherry cabinetry. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970. This home is currently under construction and will be available January 2014.</p>			

	3618 61ST E DR, BRADENTON		\$239,900.00
	Status: Active Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,537 Pool: Private Community	Sold Price / Date: A3989968 Subdivision: REGAL OAKS Year Built: 2002 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>This beautiful home with an amazing lake view is looking for a new family. It is very nicely turnkey furnished and well maintained. The private pool is solar heated and it maintains the pool quite warm year round. The great room plan has either a formal dining room or a den/sitting room. The master bedroom is spacious and has a door to the patio/pool. Home located just minutes from all the new shops/restaurants at the new University Mall and Cooper Creek area. Must be seen to appreciate.</p>			

	4942 BOOKELIA CIR, BRADENTON		\$259,900.00
	Status: Active Bedrooms: 4 Full/Half Baths: 2 / 0 SqFt: 2,736 Pool: Private	Sold Price / Date: A3984485 Subdivision: SABAL HARBOUR PH IV Year Built: 2002 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>Short Sale. Large home in the lovely subdivision of Sabal Harbour. The house needs some cosmetic work like paint and carpet, but overall this is a tremendous opportunity for a large family.</p>			

	4711 GARDEN ARBOR WAY, BRADENTON		\$264,990.00
	Status: Active Bedrooms: 3 Full/Half Baths: 2 / 1 SqFt: 1,908 Pool: Community	Sold Price / Date: T2606827 Subdivision: ARBOR RESERVE Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>NEW CONSTRUCTION!! THIS THREE BEDROOM, ENERGY STAR QUALIFIED MARCO FLOOR PLAN IS IN A GATED COMMUNITY & READY FOR MOVE-IN! DEN & POWDER ROOM ARE OFF THE FOYER. KITCHEN & NOOK ARE OPEN TO THE GREAT ROOM WHICH HAS SLIDING GLASS DOORS OPENING ONTO A COVERED LANAI. KITCHEN BOASTS 42" CABINETS WITH 3" CROWN MOULDING, STAGGERED OVER THE MICROWAVE, CENTER ISLAND, STAINLESS APPLIANCES, GRANITE COUNTERTOPS, & WINE RACK ABOVE REFRIGERATOR OPENING. MASTER BEDROOM IS IN THE REAR OF THE HOME & HAS A WALK-IN CLOSET & DELUXE MASTER BATH WITH TUB, BRUSHED NICKEL SHOWER ENCLOSURE, GRANITE COUNTERTOP & UPGRADED WALL TILE. BEDROOMS TWO & THREE SHARE A HALL BATH WITH UPGRADED TILE & GRANITE COUNTERTOP. COMMUNITY IS GATED & HAS A COMMUNITY POOL, CABANA, TOT LOT & BASKETBALL COURT. ASK ABOUT CLOSING COST INCENTIVES!!</p>			

	6163 E 47TH E ST, BRADENTON		\$318,900.00
	Status: Active Bedrooms: 4 Full/Half Baths: 3 / 0 SqFt: 2,290 Pool: Private	Sold Price / Date: M5842779 Subdivision: MANDALAY PH 1 Year Built: 2004 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>Beautiful 4-Bedroom,3-Bath pool home in gated community. Conveniently located and only minutes to I-75. You will enjoy the peaceful serenity from your living room or while sitting by your pool looking out on the picturesque wooded view. Bedroom closets have been upgraded to include organizers. Master bath offers dual sinks, garden tub & shower. Split bedroom plan gives everyone there privacy. Custom built in entertainment center in living room, Brazilian cherry flooring in den and upgraded light fixtures are just some of the beautiful amenities of this home.</p>			
<p>Virtual Tour</p>			

	6708 WILLOW GROUSE CT, BRADENTON		\$385,000.00
Status:	Active	Sold Price / Date:	M5842786
Bedrooms:	3	Subdivision:	TAILFEATHER WAY AT TARA
Full/Half Baths:	3 / 0	Year Built:	2004
SqFt:	2,279	Total Acres:	Up to 10,889 Sq. Ft.
Pool:	Private Community	Waterfront Type:	

This Beautiful Wetherington Built (2004) Great Room Plan with 3BD-Den-3BA-Waterfall Pool-Outdr Kitchen-Expanded Lanai and Expanded 2 Car Garage. Crown Molding-Tray Ceilings-Surround Sound-Designer Fans-Calif. Closets-Central Vac & more. Community offers Heated Pool,Hot Tub,Community Center, Lighted Tennis Courts,Clubhouse and an 18-hole Championship Golf Course. HOA is only \$431 a Year which includes your Basic Cable and the CDD is included in the Tax Amount. No Required Golf Membership!!

[Virtual Tour](#)

	5935 WINGSPAN WAY, BRADENTON		\$449,900.00
Status:	Active	Sold Price / Date:	M5842857
Bedrooms:	4	Subdivision:	TARA PH III
Full/Half Baths:	3 / 0	Year Built:	2004
SqFt:	2,310	Total Acres:	Up to 10,889 Sq. Ft.
Pool:	Private	Waterfront Type:	


Florida Living at it's best. Tara Preserve Golfing Community and No golf membership required! This stunning home was built in 2004 by Lee Wetherington Homes. Located on a gorgeous and private lakefront, with golf course views of the 9th hole, it has one of the best views in all of Tara Preserve. You will be able to enjoy the beautiful Florida Sunsets since the home has a western exposure from the lanai. This home has an abundance of upgrades. Gorgeous double glass front doors greet you and upon entering your eyes go immediately to the fabulous view which includes the screened in solar heated, salt water pool and spa. The home has beautiful raised panel cherry cabinets with a chocolate glaze, gorgeous quartz counters and a stylish tile backsplash, double tray ceiling in the family room with crown molding, 4 sets of sliding glass doors to give you that indoor/outdoor living feeling, an aquarium window in the breakfast nook area plus custom blinds and drapes, to name a few. New AC was installed in 2013, New gutters in 2012, Solar Pool Heat in 2011 and Newer Digital Salt Generator. Master bedroom has double walk in closets with custom built ins, tray ceiling with crown molding, a seating area and has access to the lanai. The master bath has a large walk in


[Virtual Tour](#)


Pending/Active with Contract Properties


Price Range	Quantity	Average DOM
\$49,999 or under	3	8
\$50,000 - \$99,999	1	11
\$100,000 - \$149,999	2	7
\$150,000 - \$199,999	8	5
\$200,000 - \$249,999	10	2
\$250,000 - \$299,999	0	0
\$300,000 - \$349,999	1	7
\$350,000 - \$399,999	0	0
\$400,000 - \$499,999	0	0
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 or over	0	0
Total	25	4


Address	Property Style	HTD	List Price	BE	FB	HB	Built	Pool
206 53RD E AVE	Single Family Home	988	↓\$32,000	2	1	0	1971	None
5925 12TH E ST	Single Family Home	1,320	\$34,900	3	2	0	2005	None
5828 11TH E ST	Single Family Home	988	\$38,000	3	1	0	1971	None
5204 20TH STREET E CT	Single Family Home	1,408	\$99,900	2	2	0	1981	None
5411 16TH E ST	Single Family Home	1,520	\$110,000	3	2	0	1989	None
4516 30TH E LN	Single Family Home	1,690	\$124,500	3	2	0	2001	None
4505 SANIBEL WAY	Single Family Home	1,503	\$157,500	3	2	0	2001	Community
4817 76TH E CT	Single Family Home	1,877	\$173,000	3	2	0	1997	Community
5234 60TH DR E	Single Family Home	1,832	\$175,000	3	2	0	2006	None
4226 61ST E AVE	Single Family Home	2,002	\$182,500	3	2	0	2004	Community
6944 STONEYWALK CT # 4	Condo	1,526	\$184,000	2	2	0	1992	Community
6135 44TH E CT	Single Family Home	2,002	\$189,900	3	2	0	2003	Private
4928 58TH TERR E	Single Family Home	2,418	\$190,000	4	2	1	2006	Private
4219 PRESIDENTIAL AVENUE E CIR	Single Family Home	2,681	\$199,000	4	3	0	1991	Private
5445 CHATHAM SQUARE WAY	Villa	1,434	\$206,603	2	2	0	2013	Community
3610 46TH E PLZ	Single Family Home	1,811	\$219,900	3	2	0	1994	Private
6231 WINGSPAN WAY	Single Family Home	1,781	\$220,000	3	2	0	2004	Private,Community
4410 MURFIELD E DR	Single Family Home	1,710	\$221,900	2	2	0	1991	Community,Private
5011 MAYMONT PARK CIR	Villa	1,524	\$222,353	2	2	0	2013	Community
4847 SABAL HARBOUR DR	Single Family Home	1,685	\$224,000	4	2	0	2000	Private
5449 CHATHAM SQUARE WAY	Villa	1,524	\$224,625	2	2	0	2013	Community
5015 MAYMONT PARK CIR	Villa	1,524	\$225,495	2	2	0	2013	Community
5441 CHATHAM SQUARE WAY	Villa	1,524	\$233,548	2	2	0	2013	Community
5437 CHATHAM SQUARE WAY	Villa	1,524	\$241,010	2	2	0	2013	Community
4707 GARDEN ARBOR WAY	Single Family Home	2,534	\$309,990	4	2	1	2013	Community


	206 53RD E AVE, BRADENTON		\$32,000.00
	Status: Pending Bedrooms: 2 Full/Half Baths: 1 / 0 SqFt: 988 Pool: None	Sold Price / Date: Subdivision: SUNNILAND Year Built: 1971 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3979740
<p>SHORT SALE: Proof of Funds must accompany all offers. Listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of property at full listing price may require approval of seller's lender(s). All room dimension are estimates. Property sold as is with right to inspect. Seller reserves the right to negotiate offers in any order regardless of date/time submitted and also reserves the right to not execute agreements even if at full listing price or over. See important instruction and contract in attachments to this listing.</p>			


	5925 12TH E ST, BRADENTON		\$34,900.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,320 Pool: None	Sold Price / Date: Subdivision: NOT IN SUBDIVISION Year Built: 2005 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3988143
<p>Short Sale . please enter at your own risk this property has a severe case of mold.</p>			


	5828 11TH E ST, BRADENTON		\$38,000.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 1 / 0 SqFt: 988 Pool: None	Sold Price / Date: Subdivision: TANGERINE TERRACE CORRECTIVE RE Year Built: 1971 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:	T2601426
<p>This home features 4 bedrooms and 3 1/2 bathrooms in 988 sq. feet of living space. Ceramic tile flooring throughout the home, with a fenced backyard for privacy. Close proximity to Sarasota-Bradenton Airport. This property qualifies for FHA financing with a repair escrow of \$3003. This is not a seller credit. This is the dollar amount a buyer must pay to escrow for repairs on top of the down payment to obtain an FHA insured loan. See your agent for more information. Equal Housing Opportunity.</p>			
<p>Virtual Tour</p>			


	5204 20TH STREET E CT, BRADENTON		\$99,900.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,408 Pool: None	Sold Price / Date: M5842035 Subdivision: ONECO ORANGE BLOSSOM PARK Year Built: 1981 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:		
<p>Under contract; taking back-ups. Freddie Mac Foreclosure - Cute, centrally located home with 2 bedrooms, 2 bath home that has been updated with new carpet and new interior paint. The home has a separate dining area just off the kitchen with glass sliders that open to a screened patio that is perfect for entertaining. The home is located on a quiet cul-de-sac road near the end of the street with a large lot and greenbelt views. There's plenty of room for a pool.</p>			
Virtual Tour			


	5411 16TH E ST, BRADENTON		\$110,000.00
Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,520 Pool: None	Sold Price / Date: 05176466 Subdivision: JERNIGAN Year Built: 1989 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:		
<p>Don't miss out on the great HUD home. Lots of room in this great centrally located family home with 3 bedrooms, 2 bathrooms. Cathedral ceilings wood burning fireplace, open kitchen, breakfast bar, pantry, and huge 20x16 FI Room! Over-sized privacy fenced lot with room for a pool. HUD property sold as-is. (IN) Information from sources deemed to be reliable but not guaranteed. Buyer to verify all information. HUD Property Case # 093-639835 EQUAL HOUSING OPPORTUNITY</p>			
Virtual Tour			


	4516 30TH E LN, BRADENTON		\$124,500.00
Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,690 Pool: None	Sold Price / Date: A3971769 Subdivision: WALLINGFORD Year Built: 2001 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>Short Sale. Lots of room in this light, bright split floor plan home. Vaulted ceilings, formal living & dining rooms, tile in kitchen & dining, separate laundry room, master bath features jacuzzi tub and dual sinks. Great corner lot with large partially fenced backyard and screened lanai.</p>			
Virtual Tour			


	4505 SANIBEL WAY, BRADENTON		\$157,500.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,503 Pool: Community	Sold Price / Date: A3984865 Subdivision: SABAL HARBOUR PH VII Year Built: 2001 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>Short Sale. Great Location. Nice open floor plan. Mostly tile, wood kitchen cabinets, high volume ceilings, tiled lanai, hot tub, lake view and a fenced rear yard. All room sizes are approximate. Listing price may not be sufficient to pay all liens and cost of sale, and the sale of property may require approval of seller's lender (s). Property sold as is with right to inspect. Any reduction in commission will be split 50/50/ between listing broker and selling broker.</p>			


	4817 76TH E CT, BRADENTON		\$173,000.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,877 Pool: Community	Sold Price / Date: A3984787 Subdivision: CREEKWOOD PH 1 UNIT B5 Year Built: 1997 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>Short Sale. Great family home on a quiet dead end street. Large bedrooms, split plan. Guest bedrooms have newer laminate floors and paint. Just 2 blocks from the community pool, tennis and basketball courts. Great community with sought after schools. Convenient to shopping restaurants and major highways. No CDD fees!</p>			
Virtual Tour			


	5234 60TH DR E, BRADENTON		\$175,000.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,832 Pool: None	Sold Price / Date: A3960495 Subdivision: SILVERLAKE Year Built: 2006 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	
<p>Short Sale; This former Silver Lake Model home is a must see. You will love the high ceilings, stainless steel appliances, wood floors and builder upgrades. The exterior was recently painted and the interior has designer color selections. Enjoy private views from the outside patio or screened porch. This home will not be available long so come see it soon. Association deed restrictions prohibit aggressive dog breeds. Listing price may not be sufficient to pay the total of all liens and costs of sale, and sale of property at full listing price may require approval of seller's lender(s).</p>			
Virtual Tour			


	4226 61ST E AVE, BRADENTON		\$182,500.00
	Status:	Pending	Sold Price / Date: A3983279
	Bedrooms:	3	Subdivision: BARRINGTON RIDGE PH 1A
	Full/Half Baths:	2 / 0	Year Built: 2004
	SqFt:	2,002	Total Acres: 1/4 Acre to 21779 Sq. Ft.
	Pool:	Community	Waterfront Type:
<p>SHORT SALE*3 BEDROOM, 2 BATH HOME IN BARRINGTON RIDGE*MOVE IN READY HOME*GREAT ROOM PLAN ON PRESERVE LOT*COMMUNITY POOL AND PLAYGROUND</p>			


	6944 STONEYWALK CT # 4, BRADENTON		\$184,000.00
	Status:	Pending	Sold Price / Date: M5842088
	Bedrooms:	2	Subdivision: VILLAS AT TARA CONDO
	Full/Half Baths:	2 / 0	Year Built: 1992
	SqFt:	1,526	Total Acres: Zero Lot Line
	Pool:	Community	Waterfront Type:
<p>Listing/sale entered for statistical purposes. Condo was sold unfurnished with a class "A" membership</p>			

	6135 44TH E CT, BRADENTON		\$189,900.00
	Status:	Pending	Sold Price / Date: A3963644
	Bedrooms:	3	Subdivision: BARRINGTON RIDGE PH 1A
	Full/Half Baths:	2 / 0	Year Built: 2003
	SqFt:	2,002	Total Acres: Up to 10,889 Sq. Ft.
	Pool:	Private	Waterfront Type:
<p>"Short Sale" This home is in great shape and ready to move in. Pool pump needs to be fixed or replaced. Everything else in great working order. Hurry this one will not last.</p>			
<p>Virtual Tour</p>			


	4928 58TH TERR E, BRADENTON		\$190,000.00
Status: Pending Bedrooms: 4 Full/Half Baths: 2 / 1 SqFt: 2,418 Pool: Private	Sold Price / Date: A3980989 Subdivision: SILVERLAKE Year Built: 2006 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>Short Sale. Don't miss this lovely 2-story newer home in Silverlake. You will find volume ceilings, neutral 18-inch tile laid on the diagonal, crown moulding, a formal dining room, and separate living room and family room. The beautiful eat-in kitchen has solid wood cabinets, solid-surface countertops and stainless appliances. When it's time to relax you'll love hanging out in the pool or spa while enjoying the great lake views. This home is very conveniently located near the university and all the shopping, restaurants and theaters. Listing price may not be sufficient to pay the total of all liens and costs of sale at full listing price may require approval of seller's lender(s).</p>			
Virtual Tour			


	4219 PRESIDENTIAL AVENUE E CIR, BRADENTON		\$199,000.00
Status: Pending Bedrooms: 4 Full/Half Baths: 3 / 0 SqFt: 2,681 Pool: Private	Sold Price / Date: A3987865 Subdivision: PERIDIA UNIT III Year Built: 1991 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>SHORT SALE. PROPERTY HAS ROOF LEAK, MOLD AND POOL NOT WORKING</p>			


	5445 CHATHAM SQUARE WAY, BRADENTON		\$206,603.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,434 Pool: Community	Sold Price / Date: A3986030 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>Experience tranquility from this enchanting villa in the heart of Bradenton. Welcome to Fairfield, a maintenance-included paired villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a private community with lush landscaping and luxurious architecture yet near the convenience of shopping, recreation, entertainment and major thoroughfares. The "Crystal Sand" split bedroom plan offers 2 bedrooms, 2 baths, 1434 square feet of open living space, upgraded tile throughout living areas, cultured marble bath countertops, 2-car garage, and wonderful kitchen with granite counters, stainless steel appliances and upgraded white thermofoil cabinetry. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 41 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.</p>			


	3610 46TH E PLZ, BRADENTON		\$219,900.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,811 Pool: Private	Sold Price / Date: Subdivision: MANATEE OAKS III Year Built: 1994 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:	M5842293
<p>Outstanding pool home in Manatee Oaks. Original owners, shows pride of ownership, occupied by owners approx. 6 months every year. Tile roof. Pool is heated, self cleaning, and caged. Peaceful lake view in distance from pool area. Open floor plan with a great room and vaulted ceilings. Skylights. Large eat-in area in kitchen, plus a dining room at entrance. Do not delay showing this quality home.</p>			
Virtual Tour			


	6231 WINGSPAN WAY, BRADENTON		\$220,000.00
	Status: Pending Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,781 Pool: Private Community	Sold Price / Date: Subdivision: WINGSPAN WAY AT TARA Year Built: 2004 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	M5837741
<p>Short Sale, approval of seller's lender may be conditioned upon gross commission being reduced. Listing price may not be sufficient to pay total of all liens & costs of sale, & sale of property at full listing price may require approval of lender. Any commission reduction shared 50/50 between listing & selling broker. Buyer to pay \$1495 neg fee</p>			


	4410 MURFIELD E DR, BRADENTON		\$221,900.00
	Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,710 Pool: Community Private	Sold Price / Date: Subdivision: PERIDIA UNIT 4 Year Built: 1991 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	M5842057
<p>This Rutenberg home shows like a model home. Spacious open floor plan with split bedroom design. 2 Bedroom and Den. Enjoy a large private pool area. The kitchen is a must-see with Maple cabinets enhanced with chocolate glaze, quartz stone countertops. Both bathrooms are updated. Large floor tile in the majority of the home. Plantation shutters, framed mirrors, upgraded lighting fixtures, fans, plumbing fixtures and door hardware makes this home ready to move in. With recently installed 15 SEER air conditioning and heat pump the home is very energy efficient. Custom made hurricane shutters make the home more secure. \$552.00 quarterly, \$450.00 annual food/be, \$270.00 quarterly yard maintenance, \$100.00 one time application fee, and \$600.00 one time capital contribution.</p>			
Virtual Tour			


	5011 MAYMONT PARK CIR, BRADENTON		\$222,353.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: A3985758 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater B" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, 2 car garage. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.</p>			


	4847 SABAL HARBOUR DR, BRADENTON		\$224,000.00
Status: Pending Bedrooms: 4 Full/Half Baths: 2 / 0 SqFt: 1,685 Pool: Private	Sold Price / Date: A3984765 Subdivision: SABAL HARBOUR PH V Year Built: 2000 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>Lovely 4 bedroom pool home in great Manatee community.</p>			

	5449 CHATHAM SQUARE WAY, BRADENTON		\$224,625.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: A3986031 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, tile floors throughout the main areas, 2 car garage, and fabulous kitchen with stainless appliances, granite counters and cherry cabinetry. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.</p>			

	5015 MAYMONT PARK CIR, BRADENTON		\$225,495.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: A3985340 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, tile floors throughout the main areas, 2 car garage, and fabulous kitchen with stainless appliances, granite counters and upgraded cabinetry. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.</p>			

	5441 CHATHAM SQUARE WAY, BRADENTON		\$233,548.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: A3985757 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, 2 car garage. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.</p>			


	5437 CHATHAM SQUARE WAY, BRADENTON		\$241,010.00
Status: Pending Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: A3985760 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:		
<p>In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater B" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, 2 car garage. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.</p>			


	4707 GARDEN ARBOR WAY, BRADENTON		\$309,990.00
Status: Bedrooms: Full/Half Baths: SqFt: Pool:	Pending 4 2 / 1 2,534 Community	Sold Price / Date: Subdivision: Year Built: Total Acres: Waterfront Type:	T2606927 ARBOR RESERVE 2013 Up to 10,889 Sq. Ft.
<p>NEW CONSTRUCTION!! CONSTRUCTION IS UNDERWAY ON THIS ENERGY STAR QUALIFIED, TWO-STORY, FOUR BEDROOM FROST II FLOOR PLAN IN A GATED COMMUNITY. THERE IS A LIVING/DINING RM/DEN OFF THE FOYER. KITCHEN & DINING AREA ARE OPEN TO THE GREAT ROOM, WHICH HAS 12' X 8' SLIDING GLASS DOORS OPENING ONTO A COVERED LANAI. KITCHEN FEATURES 42" MAPLE ESPRESSO CABINETS WITH 2" CROWN MOULDING, UNDERCOUNTER LIGHTING, STAINLESS APPLIANCES, ISLAND & GRANITE COUNTERTOP WITH UNDERMOUNT STAINLESS SINK. FIRST FLOOR MASTER SUITE HAS A LARGE WALK-IN CLOSET & DELUXE MASTER BATH WITH ZODIAC COUNTERTOP, DOUBLE SINKS, UPGRADE WALL TILE & BRUSHED NICKEL SHOWER ENCLOSURE. A POWDER ROOM & LAUNDRY ROOM COMPLETE THE FIRST FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS THAT SHARE A HALL BATH WITH ZODIAC COUNTERTOP & DOUBLE SINKS. A LARGE GAME ROOM COMPLETES THE SECOND FLOOR & PROVIDES A GREAT SPACE FOR WATCHING TV, PLAYING GAMES OR JUST HANGING OUT. OTHER EXTRAS INCLUDE A DECORATIVE GLASS INSERT IN THE FRONT DOOR, LOTS OF RECESSED LIGHTING AND A</p>			


Sold Properties


Price Range	Quantity	Average DOM
\$49,999 or under	1	8
\$50,000 - \$99,999	3	12
\$100,000 - \$149,999	5	6
\$150,000 - \$199,999	3	12
\$200,000 - \$249,999	3	5
\$250,000 - \$299,999	2	0
\$300,000 - \$349,999	1	3
\$350,000 - \$399,999	0	0
\$400,000 - \$499,999	0	0
\$500,000 - \$599,999	0	0
\$600,000 - \$699,999	0	0
\$700,000 - \$799,999	0	0
\$800,000 - \$899,999	0	0
\$900,000 - \$999,999	0	0
\$1,000,000 or over	0	0
Total	18	7


Address	Property Style	HTD	List Price	Sold Price	BE	FB	HB	Built	Pool
5008 18TH E ST	Single Family Home	1,332	\$24,900	\$24,900	2	2	0	1952	None
5615 42ND E ST	Single Family Home	988	\$46,000	\$60,000	3	2	0	1977	None
5528 42ND E ST	Single Family Home	1,144	\$60,000	\$60,000	3	1	0	1973	None
206 57TH E AVE	Single Family Home	1,408	\$94,900	\$92,500	2	2	0	1954	None
5707 45TH E ST # 218	Manufactured/Mobile Home	1,458	\$132,000	\$120,000	2	2	0	1999	Community
3509 56TH E TER	Single Family Home	1,332	↓\$134,900	\$139,900	3	2	0	1987	None
6707 STONE RIVER RD # 202	Condo	1,232	\$138,000	\$138,000	2	2	0	1990	None,Community
4947 E 21ST E WAY	Single Family Home	1,242	\$139,900	\$150,000	3	2	0	2001	None
6702 FAIRWAY GARDENS DR # 102	Condo	1,352	\$144,900	\$142,000	2	2	0	2000	Community
5629 GARDEN LAKES DR	Villa	1,452	\$149,000	\$146,000	2	2	0	1984	Community
3404 56TH E TER	Single Family Home	1,750	\$184,900	\$175,000	3	2	1	1988	None
4103 PRO AM E AVE	Single Family Home	1,953	\$199,000	\$181,000	3	2	0	1988	Community
5026 MAYMONT PARK CIRCLE	Villa	1,524	↑\$221,360	\$221,360	2	2	0	2013	Community
4661 73RD E ST	Single Family Home	1,518	\$229,900	\$218,000	3	2	0	1998	Community
7626 49TH E AVE	Single Family Home	1,819	↓\$244,900	\$229,900	3	2	0	1997	Private,Community
4913 MAYMONT PARK CIRCLE	Villa	1,524	\$259,118	\$259,118	2	2	0	2013	Community
4917 MAYMONT PARK CIRCLE	Villa	1,524	\$259,293	\$259,293	2	2	0	2013	Community
6157 42ND STREET E CIR	Single Family Home	3,178	\$319,000	\$305,000	5	3	1	2004	Private,Community


	5008 18TH E ST, BRADENTON		\$24,900.00	
Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,332 Pool: None	Sold Price / Date: \$24,900 / 12/31/13 Subdivision: FAIRMONT PARK Year Built: 1952 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3984427		
This home need to rehabed, investor property				


	5615 42ND E ST, BRADENTON		\$46,000.00	
Status: Sold Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 988 Pool: None	Sold Price / Date: \$60,000 / 12/19/13 Subdivision: GATEWAY EAST UNIT 5 Year Built: 1977 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3986948		
Do the Math - Forget renting and get more bang for your buck in this cozy 3 bedroom, 2 bathroom home. Inside you'll find tile flooring in the main areas, a combined living room and dining room with sliding glass doors leading out to the spacious, fenced back yard. Located just south of State Road 70, you'll have easy access to Braden River High, Tara Elementary, Peridia Golf Course and numerous shops and restaurants.				
Virtual Tour				

	5528 42ND E ST, BRADENTON		\$60,000.00	
Status: Sold Bedrooms: 3 Full/Half Baths: 1 / 0 SqFt: 1,144 Pool: None	Sold Price / Date: \$60,000 / 12/05/13 Subdivision: GATEWAY EAST UNIT 4 Year Built: 1973 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3974380		
Short Sale. Active with Contract. Extensive tile in kitchen and bathrooms. Newer central A/C. Separate shed with electrical power. Garage converted into Master Suite.				
Virtual Tour				


206 57TH E AVE, BRADENTON		\$94,900.00	
	Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,408 Pool: None	Sold Price / Date: \$92,500 / 12/10/13 Subdivision: NOT IN SUBDIVISION Year Built: 1954 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:	M5841290
<p>A VERY NICE HOME on a large lot. Immaculately maintained! Central air conditioning was replaced on 5/01/1006. The compressor is under warranty until 2016. The roof was replaced on 02/23/2005 and has a 25 year manufacturers warranty on the shingles. This home has a wood burning stove/fireplace. The home is a 2 bedroom but one of the other rooms could easily be converted to a 3rd bedroom. There is no HOA and no fees to pay. Home has a very large yard in back with plenty of room for parking vehicles or a large RV! In short--this home is a MUST SEE TO APPRECIATE!</p>			
Virtual Tour			


5707 45TH E ST # 218, BRADENTON		\$132,000.00	
	Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,458 Pool: Community	Sold Price / Date: \$120,000 / 12/02/13 Subdivision: GOLD TREE CO OP INC Year Built: 1999 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	M5841175
<p>Looks Brand New (lots of updates and replacements in 2012) New AC/ heat pump in 2011 and a/c duct work under home. If you are looking for a home that need almost nothing done to it....you just found it. Pride in ownership really shows here. Split bedroom plan, eat-in -kitchen and dining room. Shed outside is used for a workshop and an extra shed in the back for storage. Sump pump under home to extract excess water (when needed). Double driveway, fits two cars. Conveniently located near shopping, Interstate 75, Gulf Beaches and International Airport.</p>			
Virtual Tour			


3509 56TH E TER, BRADENTON		\$134,900.00	
	Status: Sold Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,332 Pool: None	Sold Price / Date: \$139,900 / 12/19/13 Subdivision: OAK TERRACE Year Built: 1987 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	M5840668
<p>Neat and clean 3BR/2BA/2CG with lake view is well located just off the SR 70 corridor for easy access to all that Bradenton and Sarasota have to offer. Split bedroom design, vaulted ceilings, eat in kitchen and a nice walk-in closet in the master bedroom. Screened lanai allows you a nice quiet retreat to enjoy your morning coffee and watch the birds along the lake front.</p>			
Virtual Tour			


	6707 STONE RIVER RD # 202, BRADENTON		\$138,000.00
Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,232 Pool: None Community	Sold Price / Date: \$138,000 / 12/12/13 Subdivision: TARA VERANDAS TWO CONDO Year Built: 1990 Total Acres: Non-Applicable Waterfront Type:	M5841824	
Please see Realtor Remarks. 2 Bedroom, 2 Bath with a den and a nice fairway view.			


	4947 E 21ST E WAY, BRADENTON		\$139,900.00
Status: Sold Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,242 Pool: None	Sold Price / Date: \$150,000 / 12/31/13 Subdivision: HAMMOCK PLACE PH II Year Built: 2001 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type: Lake	A3987352	
Bank Owned. Clean 3 Bedroom 2 Bath with Fresh Paint and New Carpet. Private yard with a lake view. I-75, beaches, shopping and Sarasota Airport nearby. Sold As Is w/right to inspect. Seller has never occupied. No Disclosures available. All borrowers must be pre-qualified Sellers Lender. Qualified borrowers will be eligible for financing credit of up to \$1,400, applicable to non-recurring closing costs and/or interest rate buy-down. Total concessions, including \$1,400 financing credit, cannot exceed 6% of sales price. Incentives valid only if an acceptable offer is received by 12/06/13 and financing is obtained through Sellers Lender.			
Virtual Tour			

	6702 FAIRWAY GARDENS DR # 102, BRADENTON		\$144,900.00
Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,352 Pool: Community	Sold Price / Date: \$142,000 / 12/09/13 Subdivision: FAIRWAY GARDENS AT TARA CONDO Year Built: 2000 Total Acres: Zero Lot Line Waterfront Type:	M5841927	
Amazing opportunity to own a 2 bedroom, 2 bath 1st floor condo in Tara Golf and Country Club. This is one of the few condos in Tara that does not have the mandatory golf or social membership fees attached. However, memberships can be obtained anytime. The unit has been very well maintained. The kitchen is improved with raised panel cabinets and Corian counter tops. The kitchen is large enough to accommodate a table and chairs. The bathroom counters are cultured marble and the master has dual sinks. There is a large walk-in closet for the master bedroom. All wet areas are tiled with the remaining living areas carpeted. Tara is conveniently located near I-75 and a short drive to the Gulf of Mexico beaches, the Van Wezel performing arts center, St. Armands Key, and many of the areas finest restaurants. Major shopping venues that are located nearby include Publix, Lowes, Bealls, Starbucks and many other shops located along S.R. 70. The new mega mall, University Town Center, is under construction and located just one exit south on University Parkway and scheduled to open in the fall of 2014.			
Virtual Tour			


	5629 GARDEN LAKES DR, BRADENTON		\$149,000.00	
Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,452 Pool: Community	Sold Price / Date: \$146,000 / 12/16/13 Subdivision: GARDEN LAKES VILLAS CONDO SEC 1 Year Built: 1984 Total Acres: Zero Lot Line Waterfront Type:	M5841291		
<p>UNDER CONTRACT - TAKING BACK-UPS 55+, gated community! This is a spacious light and bright paired villa with newer tile roofing system, 2004, and newer central AC, 2012. Perfect floor plan for open living and enclosed lanai conversion included in central AC system to create 1452 sqft of living area. Living space has ceramic tile and neutral plush carpets. Newer refrigerator, microwave, washer, dryer and hot water heater. The large open back yard includes a new poured cement patio with great southern exposure for enjoying the FL lifestyle. And of course the lawns are cared for and irrigated by the association. This unique component of Garden Lakes also provides for the STRUCTURE INS in you component fee of only \$694 per Quarter (\$231 per month)! No CDD fee added to your taxes! You are responsible for you "inside condo policy" to cover improvements and personal property. The association also pays for your basic cable, trash and recycling pickup and pressure washing a painting the outside every 7 years! The Garden Lakes Community Association provides the maintenance on the private roads, lawn irrig, Clubhouse, heated pool, tennis courts and all other amenities for a low fee of \$253 per Quarter (\$84 per month). What is there not to appreciate</p>				
Virtual Tour				

	3404 56TH E TER, BRADENTON		\$184,900.00	
Status: Sold Bedrooms: 3 Full/Half Baths: 2 / 1 SqFt: 1,750 Pool: None	Sold Price / Date: \$175,000 / 12/03/13 Subdivision: OAK TERRACE Year Built: 1988 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	M5840821		
<p>Move in ready! Not a short sale or REO. Pride of ownership shows throughout this home. Many upgrades, including addition of family room, lanai, walk in closet and half bath in 2008. Recessed lighting, tray ceiling, Roof, windows, flooring, 3 ton a/c unit and much more since 2004. Hurricane panels included. Very open and light floor plan. French doors to family room and to lanai. Situated on almost 1/4 acre with extra parking for boat/trailer/work vehicle and certified "Florida Friendly" mature landscaping, which means easy care. Schools, shopping, medical and I-75 all minutes away.</p>				
Virtual Tour				

	4103 PRO AM E AVE, BRADENTON		\$199,000.00	
Status: Sold Bedrooms: 3 Full/Half Baths: 2 / 0 SqFt: 1,953 Pool: Community	Sold Price / Date: \$181,000 / 12/20/13 Subdivision: PERIDIA UNIT I Year Built: 1988 Total Acres: 1/4 Acre to 21779 Sq. Ft. Waterfront Type:	O5196215		
<p>This is not a short sale. This 3 bedroom, 2 bath home has a wonderful open plan, featuring 20 inch porcelain tile in the living areas, modern lighting and French doors to the patio area. You will love the huge covered patio with fans for your outdoor entertaining. You can relax in the pool or hot tub, listening to the water fall in the fountain, surrounded by lush landscaping. The kitchen has granite counters, oak cabinets and new stainless appliances. Both bathrooms have also been updated with decorative tile. The master has a garden tub, tiled shower, and access to the pool. The bedrooms all have wood flooring. This home is part of the Peridia community which offers, golf, tennis, an elegant clubhouse. Sold As Is.</p>				
Virtual Tour				


	5026 MAYMONT PARK CIRCLE, BRADENTON		\$221,360.00	
Status:	Sold	Sold Price / Date:	\$221,360 / 12/30/13	A3979606
Bedrooms:	2	Subdivision:	FAIRFIELD	
Full/Half Baths:	2 / 0	Year Built:	2013	
SqFt:	1,524	Total Acres:	Up to 10,889 Sq. Ft.	
Pool:	Community	Waterfront Type:		

In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. An award-winning builder and team have created a beautiful oasis offering a respite of a lushly landscaped community and promising a unique lifestyle with proximity to world-class entertainment, recreation and sports venues, pristine beaches, and fine dining. Built to the highest levels of quality and taste, the "Tidewater" split bedroom floor plan offers beautiful upgrades throughout its 1,524 square feet of open living space and includes 2 bedrooms plus den, 2 baths, extended screened lanai, east-facing backyard, tile floors throughout the main areas, 2 car garage, and fabulous kitchen with stainless appliances, granite counters and cherry cabinetry. Low HOA fees. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 9,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.


	4661 73RD E ST, BRADENTON		\$229,900.00	
Status:	Sold	Sold Price / Date:	\$218,000 / 12/03/13	A3982668
Bedrooms:	3	Subdivision:	CREEKWOOD PH 2 PH A & B	
Full/Half Baths:	2 / 0	Year Built:	1998	
SqFt:	1,518	Total Acres:	Up to 10,889 Sq. Ft.	
Pool:	Community	Waterfront Type:		

Hurry, this one will not last! Immaculate home in sought after Creekwood Subdivision. Designer touches throughout leaves nothing to be desired. A Must See. Pride of ownership reflected in all elements of this home, beginning with the interior to the exterior. All you need is to call the movers. This home is located overlooking preserve belt, near I-75 for north or south bound travel. Shopping, public transportation, and medical facilities nearby. Also, find a 3 year young A/C unit and enjoy the pre-paid monitored Alarm system with no fees until April 2015. New construction of Town Homes finishing off the development.


[Virtual Tour](#)

	7626 49TH E AVE, BRADENTON		\$244,900.00	
Status:	Sold	Sold Price / Date:	\$229,900 / 12/16/13	M5841159
Bedrooms:	3	Subdivision:	CREEKWOOD PH 1 UNIT B5	
Full/Half Baths:	2 / 0	Year Built:	1997	
SqFt:	1,819	Total Acres:	Up to 10,889 Sq. Ft.	
Pool:	Private Community	Waterfront Type:		


AMAZING DOES NOT EVEN START TO DESCRIBE WHAT THIS HOME HAS TO OFFER. SPARKLING SOLAR HEATED POOL SET ON A PRESERVE LOT "NO REAR NEIGHBORS". ALL FLOORING HAS BEEN UPDATED WITH LARGE TILE AND WOOD LAMINATE. ALL COUNTERTOPS ARE GRANITE THROUGHOUT. AC REPLACED 2 YEARS AGO, NEWER HOT WATER HEATER, FRESH PAINT, TOP OF THE LINE APPLIANCES AND ALL STAY INCLUDING WASHER AND DRYER. FAMILY & LIVING ROOMS, DINING ROOM AND EAT IN KITCHEN. THE SCREENED POOL AREA IS GREAT FOR YEAR ROUND FUN. CUSTOM HURRICANE SHUTTERS, TOTOALLY REMODELED MASTER BATH WITH RESORT STYLE WALK IN SHOWER.

	4913 MAYMONT PARK CIRCLE, BRADENTON		\$259,118.00	
Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: \$259,118 / 12/27/13 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3978537		

An award-winning builder and team have created a beautiful oasis offering a respite of a private community with lush landscaping and luxurious architecture yet near the convenience of shopping, recreation, entertainment and major throughfares. In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. A brand new home awaits the perfect owners who will appreciate its style and character. The "Tidewater" split bedroom floor plan offers 1,524 square feet of open living space and includes 2 bedrooms, 2 baths, 2 car garage, coffer ceiling in the great room, and fabulous kitchen with stainless appliances, granite counters and upgraded white wood cabinetry. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 8,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.

	4917 MAYMONT PARK CIRCLE, BRADENTON		\$259,293.00	
Status: Sold Bedrooms: 2 Full/Half Baths: 2 / 0 SqFt: 1,524 Pool: Community	Sold Price / Date: \$259,293 / 12/23/13 Subdivision: FAIRFIELD Year Built: 2013 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	A3978533		

An award-winning builder and team have created a beautiful oasis offering a respite of a private community with lush landscaping and luxurious architecture yet near the convenience of shopping, recreation, entertainment and major throughfares. In the heart of Bradenton is Fairfield, a maintenance-included villa enclave representing the ultimate vacation style living with a community pool, spa and cabanas perfect for relaxing and soaking up the Florida sunshine. A brand new home awaits the perfect owners who will appreciate its style and character. The "Tidewater" split bedroom floor plan offers 1,524 square feet of open living space and includes 2 bedrooms, 2 baths, 2 car garage, coffer ceiling in the great room, and fabulous kitchen with stainless appliances, granite counters and upgraded white wood cabinetry. Chosen as one of Builder Magazine's Best Builders in America for 2012, the award-winning builder has been in business for over 40 years and built more than 8,000 homes. Protecting and enhancing the environment through thoughtfully designed and carefully executed initiatives has been the cornerstone of the builder's philosophy since 1970.

	6157 42ND STREET E CIR, BRADENTON		\$319,000.00	
Status: Sold Bedrooms: 5 Full/Half Baths: 3 / 1 SqFt: 3,178 Pool: Private Community	Sold Price / Date: \$305,000 / 12/05/13 Subdivision: BARRINGTON RIDGE PH 1B Year Built: 2004 Total Acres: Up to 10,889 Sq. Ft. Waterfront Type:	M5841169		

Your opportunity to have it all! Beautifully appointed 5 bedroom/3 1/2 bath pool home on a quiet street, just steps from the community recreational facilities. This deluxe home features exquisite natural stone flooring in the downstairs living areas, an open kitchen with cherry wood cabinets and granite counters, high ceilings, an abundance of natural lighting, sliders that open onto the pool and covered porch, and master suite downstairs. Upstairs are four more bedrooms, two which have walk in closets and share a "Jack and Jill" bathroom, a huge bonus room that could be used as a media room or family room, and a loft. The spacious pool area is perfect for entertaining or just relaxing in the privacy of your own back yard! Barrington Ridge is a great planned neighborhood with a large community pool and playground. NO costly CDD fee, HOA fees are only \$188/quarter! Centrally located in south Bradenton with easy access to Sarasota, the beaches, University Pkwy, SR 70, I-75, quality shopping and restaurants, SRQ Airport, and all the cultural facilities the area is noted for. This is a house and neighborhood you'll be proud to call HOME for many years to come.

Virtual Tour

Neighborhood: Housing Stats and Charts

	34203	Bradenton	Manatee County	Florida
Median Estimated Home Value	\$157K	\$127K	\$161K	\$145K
Estimated Home Value 12-Month Change	9.7%	10.4%	10.8%	13.4%
Median List Price	\$180K	\$145K	\$185K	\$150K
List Price 1-Month Change	3.2%	0.3%	0.1%	-0.1%
List Price 12-Month Change	6.7%	12.4%	14.7%	1.4%
Median Home Age	24	32	28	30
Own	73%	57%	73%	69%
Rent	27%	43%	27%	31%
Vacancy	3.13%	8.4%	3.91%	—
\$ Value of All Buildings for which Permits Were Issued	—	—	\$239M	\$7.82B
% Change in Permits for All Buildings	—	—	21%	13%
% Change in \$ Value for All Buildings	—	—	31%	15%

Median Sales Price vs. Sales Volume

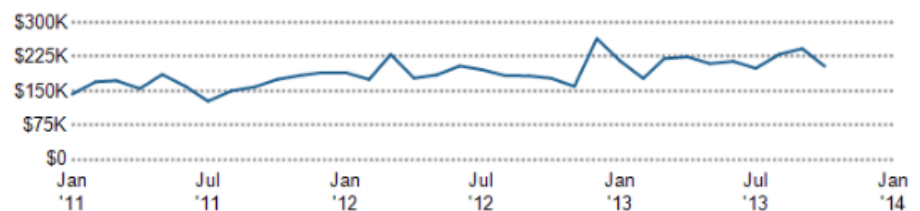
This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data where licensed from Lender Processing Services (LPS)

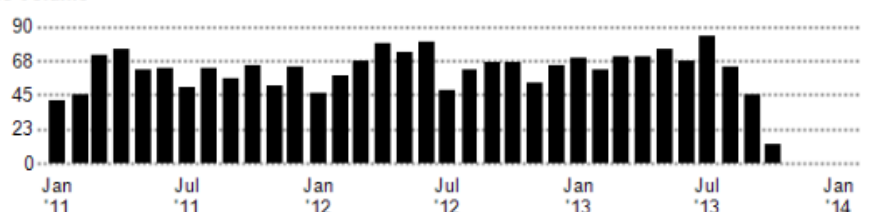
Update Frequency: Monthly

■ Median Sales Price
■ Sales Volume

Median Sales Price



Sales Volume



Median Listing Price vs. Listing Volume

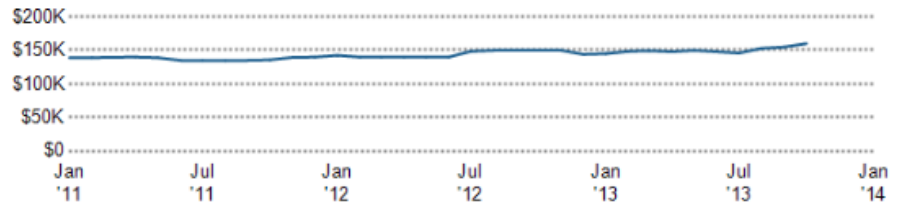
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

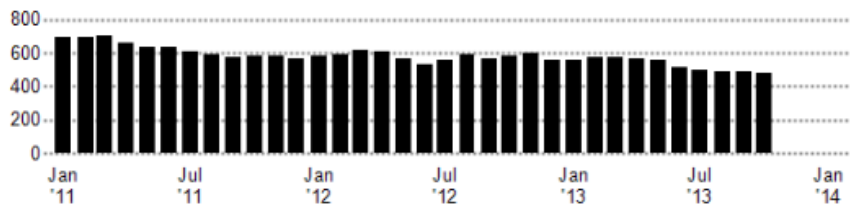
Update Frequency: Monthly

■ Median List Price
■ Listing Volume

Median List Price



Listing Volume



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Sales Count By Price Range



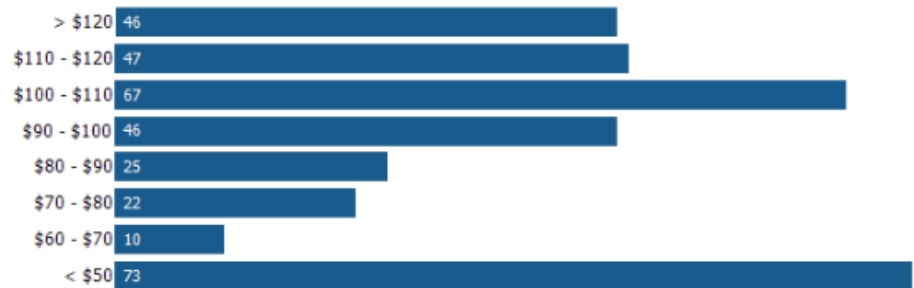
Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past six months at different prices per square foot in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Sales Count By Price Per Sq Ft



Size of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different sizes in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Sales Count By Living Area



Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past six months of different age ranges in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Sales Count by Age of House



Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past six months, according to the number of bedrooms, in the area of your search.

Data Source: MLS and public records data from Lender Processing Services (LPS)

Update Frequency: Monthly

■ Sales Count by Bedroom



Neighborhood: People Stats and Charts

	34203	Bradenton	Manatee County	Florida
Population	32.9K	50.3K	321K	18.7M
Population Density per Sq Mi	2.22K	3.55K	432	349
Population Change since 2000	41.8%	0.7%	21.7%	16.9%
Median Age	42	43	45	41
Male / Female Ratio	48%	48%	48%	49%
High School Graduate	34%	33%	31%	30%
2-Year Degree	27%	29%	29%	29%
Bachelor Degree	13%	14%	16%	17%
Post-graduate Degree	9%	8%	10%	9%

Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 34203



Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 34203



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ 34203



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 34203



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2012 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Annually



Neighborhood: Economic Stats and Charts

	34203	Bradenton	Manatee County	Florida
Income Per Capita	\$24,887	\$23,120	\$27,918	\$26,733
Median Household Income	\$47,076	\$41,877	\$48,181	\$47,827
Unemployment Rate	—	6.6%	6.6%	6.6%
Unemployment Number	—	1.44K	9.32K	617K
Employment Number	—	20.3K	133K	8.78M
Labor Force Number	—	21.7K	142K	9.4M

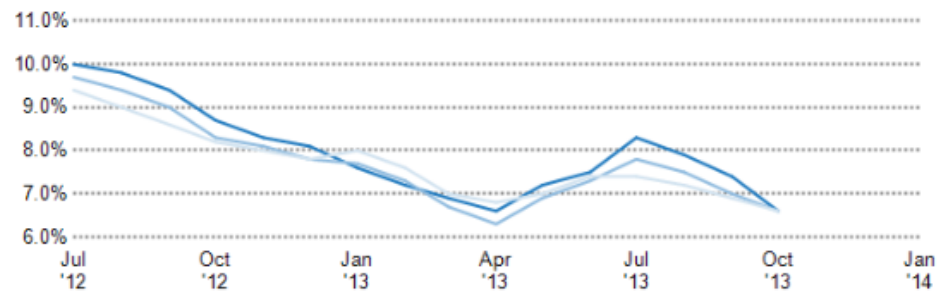
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

■ Bradenton
■ Manatee County
■ Florida



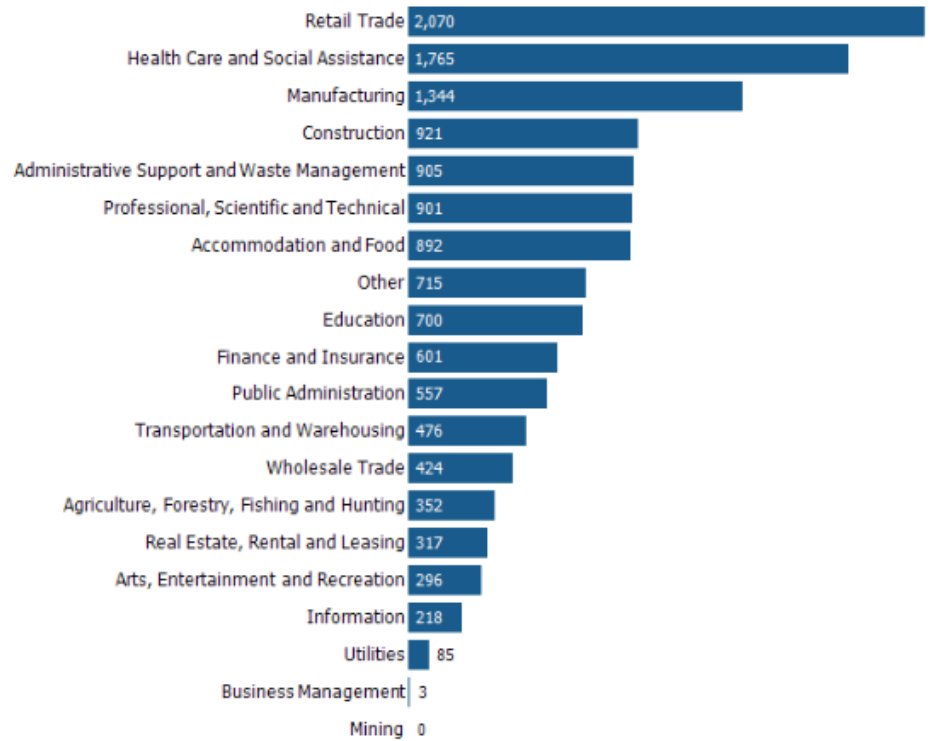
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ 34203



Neighborhood: Quality of Life Stats and Charts

Quality of Life in 34203

	34203	Bradenton	Manatee County	Florida
Elevation (in feet)	19	20	54	–
Annual Rainfall (in inches)	60	60	60.01	56.47
Annual Snowfall (in inches)	0	0	0	0.06
Annual Sunny Days	98	98	98	98
Avg Travel Time to Work (in minutes)	–	22	24	26
Water Quality - Health Violations	–	–	–	–
Water Quality - Monitoring and Report Violations	–	–	–	–
Superfund Sites	2	5	7	638
Brownfield Sites	No	Yes	Yes	Yes

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ 34203



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

