

523 GRAND PRESERVE COVE

BRADENTON, FL 34212

\$749,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Experience River Strand Country Club, a premier Arthur Hills-designed championship golf community where luxury and resort-style amenities combine to set the tone for inspired everyday living. Where can you find FULL GOLF MEMBERSHIP with fees as reasonable as these? Located on a quiet cul-de-sac, this expansive two-story, 5-bedroom, 3 full and 1 half bath home offers an impressive 2,603 sqft of updated living space, delivering exceptional value at this price point. Recent upgrades include \$72,000 in hurricane-impact windows and sliders, renovated kitchen, new exterior paint, new lanai pavers and stylish luxury vinyl flooring throughout the first floor.

Garage Count: 2 Car Garage,
Sewer: Public,
Pool Description: Pool,
Cooling: Central A/C,
Heating Type: Heat Pump

\$749,000



Soaring 20-foot ceilings and abundant natural light create an open, airy feel upon entry. The dining area is ideal for gatherings and holidays, while the adjacent flexible space easily serves as a home office, playroom, or formal living area-perfect for today's lifestyles. At the heart of the home is the 2024 renovated GOURMET KITCHEN, featuring crisp white cabinetry, Quartz countertops, a large center island, new appliances, pot filler, designer blue tile backsplash, and abundant storage with full sized pantry. The kitchen flows seamlessly into the living area, creating an inviting space for everyday living and entertaining-all with beautiful views of the quite large heated pool and spa. Step onto the spacious covered lanai and enjoy peaceful preserve views and spectacular sunrises, with frequent wildlife sightings including deer, owls, and native birds-offering a rare sense of privacy and serenity. It is truly magical and sets this home apart from the others. The first floor includes a private guest bedroom, full bath, half bath, and a separate laundry room-ideal for visitors or multigenerational living. Upstairs, the primary suite is a true retreat with a generous walk-in closet and en suite bath, with separate shower and soaking tub. Three additional bedrooms share a full bath.



Plush carpeting upstairs adds comfort, and the 2-car garage with epoxy flooring completes the home. Grand Preserve residents enjoy an unmatched lifestyle with a 27-hole championship golf course, tennis and pickleball courts, fitness center and classes, resort-style pools, and a vibrant social calendar. Casual dining and cocktails are available at the Shank Shack and Tiki Bar, with an \$8.5 million clubhouse restaurant renovation underway-further elevating the community experience. With modern upgrades, generous square footage, tranquil preserve views, and world-class amenities, this move-in-ready home offers a rare opportunity to enjoy the best of River Strand living-where every day feels like a vacation.



