

14238 59TH CIRCLE E

BRADENTON, FL 34211

\$550,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Welcome to Aavance at Lakewood Ranch, a sought-after gated community known for its low HOA fees, no CDD fees, and a lifestyle that blends comfort with convenience. Perfectly positioned right down the road from the community pool, this beautifully upgraded residence offers 4 bedrooms, 3 bathrooms, and over 2,300 square feet of thoughtfully designed living space with peaceful water views. From the moment you arrive, the home impresses with a wide paver driveway, manicured landscaping, and a charming front porch that sets the tone for what's inside.

Garage Count: 2 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water

\$550,000



Step through the front door into a bright, custom interior that feels straight out of a model, featuring luxury vinyl plank flooring, designer paint, upgraded lighting, and detailed woodwork throughout. The main living area is both inviting and functional, centered around a stunning custom built-in entertainment feature that elevates the space. Large windows showcase serene lake views while filling the room with natural light, creating the perfect backdrop for everyday living and entertaining. The kitchen is designed to impress with rich cabinetry, quartz countertops, a stylish tile backsplash, updated fixtures, and an oversized island ideal for gathering. A walk-in pantry with custom shelving adds both style and practicality, while the adjacent dining area flows seamlessly with the rest of the home. The owner's suite offers a private retreat with tray ceilings, custom wood detailing, and tranquil water views. The spa-like ensuite bathroom and professionally designed closet by Closets by Design complete the space. At the front of the home, a secondary bedroom with its own ensuite bath provides a flexible option for guests, multigenerational living, or a private office. Two additional bedrooms and a full bath are thoughtfully positioned for privacy, with custom closet systems continuing throughout.



Step outside to an expansive screened lanai offering nearly 640 square feet of outdoor living space. Finished with brick pavers, custom lighting, a mounted TV, and a private hot tub, this space is designed for year-round enjoyment overlooking the water. Additional highlights include a whole-home water filtration system, epoxy-coated garage flooring, upgraded ceiling fans, and meticulous attention to detail throughout. Residents of Avaunce enjoy access to a community pool, outdoor kitchen area, and activity center, all within a gated setting. Located just minutes from everyday conveniences, shopping, and dining, with close proximity to UTC Mall, Waterside Place, and some of Florida's most beautiful Gulf Coast beaches. Zoned for A-rated schools, this home offers the ideal combination of location, design, and lifestyle. A fresh opportunity to own a move-in ready, thoughtfully upgraded home in one of Lakewood Ranch's most desirable communities.



