

10622 CONCH SHELL TERRACE

BRADENTON, FL 34212

\$870,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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One or more photo(s) has been virtually staged. Original owner and very private Bonus Room Hemingway-model with views of a great bass fishing pond and the 3rd hole at Waterlefe Golf & River Club, the areas Only golf & boating community. This adaptable floor plan is waiting for your personal touches and features a versatile bonus room, perfect for a second home office, media lounge, or create your own private guest wing. The indoor living area opens in multiple places to 2 separate covered lanai's - one at the rear of the home that is pre-plumbed for a custom outdoor kitchen-ready and extended welcoming large gatherings and weekend dinners.

Sewer: Public,
Garage Count: 3 Car Garage,
Pool Description: Pool,
Cooling: Central A/C,
Water: City Water,
Special Program: Global Luxury

\$870,000



Enjoy a quiet retreat with no rear neighbors in the area's only neighborhood pairing championship golf with a direct-access river marina. Waterlefe amenities feature optional membership to an 18-hole semi-private golf course (8-time U.S. Open Qualifier site), an optional 59-slip marina on the Manatee River with Gulf access, and The River Club at Waterlefe (included in your HOA fees) the true hub of community activities, featuring casual and fine dining, a 24-hour fitness center, and a saltwater Junior Olympic pool. Comprehensive Cable TV and WIFI included in the HOA fees - CDD fees included in total taxes.



