

6207 93RD STREET CIRCLE E

BRADENTON, FL 34202

\$835,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Very Special 1.25 Acre lot with a FULLY REMODELED Single-Story Home with a 2-Story Casita/Barndominium. Main house is 2200 sqft, single-story with 3 bedrooms and a den. The detached Casita / Barndominium adds another 641 sqft and houses a downstairs finished living space, with the 4th bedroom on the second story. The extensive property comes equipped with a Water View, RV/Boat Parking Pad, Multiple Fruit Trees and Oak Trees, 2-year old Roof & HVAC, Hurricane Impact Windows (Except slider in 3rd bedroom), and an outdoor space of dreams. NO CDDS!!!! SPECIAL FEATURES & UPGRADES INCLUDE: The Entire interior of home and Casita has been remodeled and upgraded with the finest of finishes.

Cooling: Central A/C,
Garage Count: 2 Car Garage,
Pool Description: Pool,
Sewer: Septic,
Water: City Water

\$835,000



KITCHEN has been redone with Stainless High-End Appliances including a Dacor Refrigerator, Bluestar Double Oven w/French Doors, Wolf Gas Cooktop, Range Hood, and Sharp Drawer Microwave. Dekon Countertops, Touch Faucet, Pot Filler, Built-In Wine Rack & Bookshelf, Closet Pantry, Custom Cabinetry & Hardware with Drawer Pullouts, Mullion Cabinet Doors, Glass Inset Cabinets, Soft Close Drawers, Pull-Out Trash, and Utensil Drawer. The PRIMARY SUITE has vaulted ceilings, custom walk-in closets, and an extended EnSuite Bath with Freestanding Soaking Tub with Jets, Custom Shower with Frameless Glass, Built-In Shelves and Bench, Double Sink Vanity, and Custom Cabinets. **OTHER INTERIOR UPGRADES include: Custom Closets, Custom Mudroom, Fully-Upgraded & Remodeled Bathrooms, Upgraded Light Fixtures, Double-Sided Wood-Burning Fireplace, Plank Tile Floors throughout, Recessed Lighting, Custom Lights and Fans, Custom Laundry Room, Tongue and Groove Accented Vaulted Ceilings in Great Room and Primary, Additional Trimwork throughout the home, Epoxy Garage Floor, Fully Pocketing Sliding Glass Door in Living Room, and Attic Fans.



***GUEST HOUSE / BARNDOMIUM / CASITA is great for hosting guests long term, and has a living room with brand new carpeting, mini kitchen (with mini fridge, sink, shelving, and quartz countertop), Impact Glass Windows, Full Bath with step-in Shower downstairs, and an additional 4th Bedroom/Loft, Built-In Cabinetry & Storage, and a Private Entrance with keypad.

***EXTERIOR of the home is what draws you in with a stunning water view, huge Fenced Yard, Paved Patio under the oak trees, Lit & Covered Space great for a Grill, RV / Boat Parking Pad, Hydroponic garden, and Various Fruit Trees on Property including but not limited to: Mangoes, Avocados, Cherries, Starfruit, Oranges, Muscat Grapes, etc. LOW HOA FEES of \$522 per year. ***LOCATED in the wooded oasis of Braden Woods but close to everything! Minutes to the grocery store, restaurants, shopping, gyms and one exit down from UTC and Waterside at Lakewood Ranch.



