

**13515 22ND COURT E**

13515 22ND CT E, PARRISH, FL 34219

**\$595,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

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Welcome to this meticulously maintained and tastefully appointed Medallion Homes Aruba model, ideally positioned along a large tributary of the scenic Manatee River in the desirable River Plantation community. Offering an exceptional blend of comfort, elegance, and Florida outdoor living, this residence showcases thoughtful upgrades and pride of ownership throughout. A charming front porch and stately double-door entry create a warm first impression as you step inside the spacious open floor plan. The formal dining room is framed by elegant architectural columns and flows seamlessly into the expansive family room, where soaring ceilings and decorative niches add character and visual appeal.

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

**\$595,000**



The well-appointed kitchen features rich wood cabinetry, granite countertops, a large counter-height breakfast bar, and a bright breakfast nook highlighted by an aquarium-style window overlooking the pool and lanai. Designed for both everyday living and entertaining, the kitchen serves as the heart of the home. The split-bedroom floor plan offers privacy and flexibility. The generously sized primary suite provides direct access to the pool area and features a spacious en-suite bath with dual vanities, a large walk-in shower, and abundant natural light. A custom pass-through connects the primary suite to the fourth bedroom, currently utilized as a home office, creating a versatile space to suit a variety of needs. Bedrooms two and three are situated on the opposite side of the home and share a well-sized guest bath with a tub/shower combination. Outdoor living takes center stage with a screened lanai featuring a sparkling heated pool and inviting spa, creating the perfect setting for relaxation or entertaining. Additional storm-preparedness features include a roll-down hurricane screen on the lanai and a complete set of hurricane shutters for the home.



Recent improvements provide added peace of mind, including a new roof in 2023, interior and exterior painting completed in 2024, pool pump was replaced in 2022, and a new HVAC system in 2025. River Plantation offers residents a tranquil East Manatee County setting while maintaining convenient access to shopping, dining, healthcare services, and area amenities. Community features include a clubhouse, swimming pool, tennis courts, basketball court, and playground. With low HOA fees and no CDD fees, residents enjoy exceptional value in a well-established neighborhood. Conveniently located with easy access to Tampa, Bradenton, and Sarasota, this home is also within reach of Gulf Coast beaches, recreational opportunities, cultural attractions, and everything the Florida lifestyle has to enjoy.



