

\$525,000 - 6919 45th Terrace E, BRADENTON

MLS® #A4665220

\$525,000

3 Bedroom, 3.00 Bathroom, 2,254 sqft

Residential on 0.17 Acres

CROSSING CREEK VILLAGE PH I,
BRADENTON, FL

ACCEPTING BACK-UP OFFERS! This home has everything you need to live the good life in Paradise! It's also located in a community with low HOA fees!! Imagine having the space to spread out in times of working from home or studying yet have an open concept floor plan to use in times of wanting to gather with family and/or friends. Enjoy entertaining in the spacious eat-in kitchen with plenty of counter space and an elevated breakfast bar. Located to the right of the hallway leading to the main living area, two rooms provide flexible use as additional seating areas, a music room, dining space, office, or other purpose according to your needs. The split floor plan offers privacy for all bedrooms, each with its own bathroom. Your primary suite is in the back of the house with two closets and en-suite with double vanities, soaking tub and separate shower. Take a dip in your private heated saltwater pool with a spa overlooking a pond where you can bird-watch. Some added features are rounded corners on the interior, premium light fixtures, all recessed lighting upgraded to LED, both guest showers updated with sliding glass doors, variable speed pool pump, which saves on electrical costs and there is a generator transfer switch (generator not included). Did I mention location? It's less than 3 miles to I75, multiple dining and shopping located within a few miles, UTC mall is a 10-minute drive and the beaches of Sarasota are approximately 30 minutes away. And with the



newly opened bridge on 44th Ave, Lakewood Ranch is just a hop, skip & a jump away! Have a dog? The Creekwood Park with fenced areas for both large and small dogs is less than a mile away and has a playground, pavilion and walking trail. So, what are you waiting for?! Make this your home TODAY!

Built in 2008

Essential Information

MLS® #	A4665220
Price	\$525,000
Sold Price	\$510,000
Date Sold	November 13th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,254
Acres	0.17
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

Community Information

Address	6919 45th Terrace E
Area	Bradenton/Braden River/Lakewood Rch
Subdivision	CROSSING CREEK VILLAGE PH I
City	BRADENTON
County	Manatee
State	FL
Zip Code	34203

Amenities

# of Garages	2
View	Pool, Water
Has Pool	Yes

Interior

Interior Features	Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Split Bedroom, Stone Counters, Thermostat
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Heat Pump
Cooling	Central Air

Exterior

Exterior Features	Sidewalk, Sliding Doors
Roof	Tile
Foundation	Slab

School Information

Elementary	William H. Bashaw Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	September 20th, 2025
Days on Market	23
Zoning	PDR
HOA Fees	311
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	BETTER HOMES AND GARDENS REAL ESTATE ATCHLEY PROPE
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