



6904 22nd Street West
Bradenton, FL. 34207

RENOVATION ON THE GULF



Property Features

11,200 square feet of land with 1,984 square feet of living space.

Elevated on 18-foot concrete columns.

Unobstructed views of Sarasota Bay.

Built in 1988, renovated in 1997, ready for Modernization.

4 Bedrooms, 2 baths

Wood frame with wrap-around deck

Price: \$ 590,000.

Dana Beecher, Broker (516) 987-5220 dana@commercialonthecoast.com

Information is from sources deemed reliable. Not responsible for errors, omissions or prior sale or lease.



The property has been in the care of one owner since 1997. While it has been lovingly tended, it needs to be brought up to date.

The “bones”, as they say, are good,



Location Features

The house is positioned face to the South and West, providing
All-day sunshine and spectacular sunsets.

Despite its proximity to the Bay, it has survived recent storms
because the beams and joists rest on 18' concrete columns.

The whole area is experiencing a strong resurgence based
on the new building requirements, which this elevation meets.

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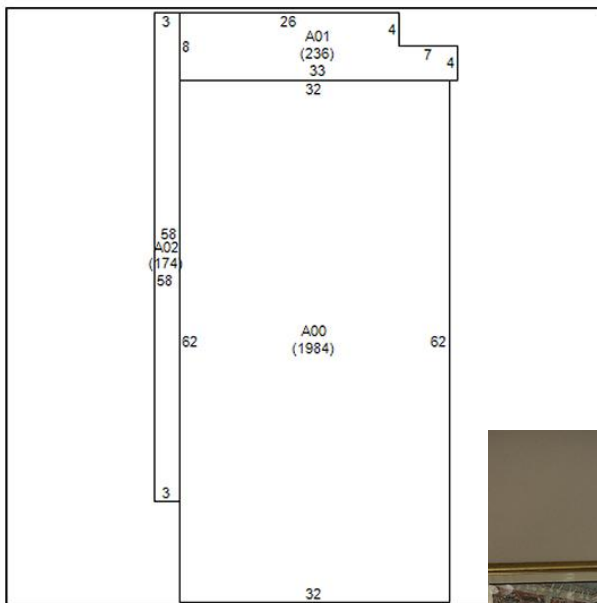
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Interior Features

The house and property are being sold “As-Is”.

Subject to an Inspection Period, as provided for in the “As-Is” Purchase and Sale Agreement.



At 1,984 square feet ‘under air’, the current configuration is for four bedrooms, two baths, a large living room, and a central kitchen.

The wrap-around deck adds 410 square feet of leisure space.

A contemporary configuration may include an ‘open floor plan’ with windows to take advantage of the stunning views.



Terms: \$590,000. Cash to seller.

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