

\$1,600,000 - 706 Riviera Dunes Way, PALMETTO

MLS® #A4561085

\$1,600,000

4 Bedroom, 4.00 Bathroom, 3,260 sqft

Residential on 0.22 Acres

ISLAND AT RIVIERA DUNES, PALMETTO,
FL

Market Reflection Price Improvement.
RARELY AVAILABLE! 4 bedroom, 3.5 bath,
beautiful waterfront home located in the
HIGHLY SOUGHT AFTER, impeccably
landscaped Island of Riviera Dunes.

Private 50ft dock with direct access to
Manatee River, Intercoastal Waterway and
Gulf of Mexico. Easy access to Anna Maria
Island, St Petersburg and Tampa Bay.

NO CDD fees and low HOA fees!

This home boasts of space and beautiful natural light. Built by the esteemed First Dartmouth Homes. It has been tastefully updated with neutral colors, new light fixtures and fans, new pavers, and new AC units in 2022. Natural light beams through sliding doors to both living and dining areas, allowing you to embrace the indoor/outdoor living experience to the fullest. As you enter through the wooden double door entryway, you immediately feel at home. The designated dining area allows for quiet meals only a few steps away from the kitchen, while still being completely private. The oversized primary suite with a private entrance out to the large pool deck has double vanities, a soaking tub, WC with bidet and plenty of closet space. The Grand Room boasts upgraded tray ceilings with a gas fireplace with the guest bedrooms and washrooms conveniently located on the



east side to enhance privacy. The open kitchen to the family room overlooks the marina with spectacular nighttime views with the option of dining by kitchen bar or the private nook.

Imagine enjoying endless sunrises and sunsets only found on the Suncoast of Florida from your balcony or the pool deck. Riviera Dunes is the safest harbor marina in the Gulf Coast, offering luxurious accommodations to dock or house your vessel.

Access to marina with onsite restaurant...enjoy the lively light island music while sipping on a margarita and meeting your new neighbors!

The community has a restaurant on site with tennis courts, pickleball, fitness center, community pool, yacht brokerage, gas/diesel fuel dock, pump-out services, and much more! It is perfectly located close to I-75, just 5 minutes to downtown Bradenton restaurants and events, Sarasota, St. Petersburg and Tampa. (TPA 45 min/SRQ 25 min). Just outside the gated entrance of this community is the famous Detwiler's Farmers Market and other exclusive dining and shopping opportunities.

Built in 2003

Essential Information

MLS® #	A4561085
Price	\$1,600,000
Sold Price	\$1,375,000
Date Sold	May 26th, 2023
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	3,260
Acres	0.22
Year Built	2003
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

Community Information

Address	706 Riviera Dunes Way
Area	Palmetto/Rubonia
Subdivision	ISLAND AT RIVIERA DUNES
City	PALMETTO
County	Manatee
State	FL
Zip Code	34221

Amenities

Amenities	Clubhouse, Dock, Fence Restrictions, Gated, Marina, Pool, Private Boat Ramp, Security, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Pool, Water
Is Waterfront	Yes
Waterfront	Bay/Harbor
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fans(s), Dry Bar, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Master Bedroom Main Floor, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Cooktop, Dishwasher, Dryer, Exhaust Fan, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Washer
Heating	Central, Natural Gas, Zoned
Cooling	Central Air, Zoned
Fireplace	Yes
Fireplaces	Gas

Exterior

Exterior Features	Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Roof	Tile
Foundation	Block

School Information

Elementary	James Tillman Elementary
Middle	Lincoln Middle
High	Palmetto High

Additional Information

Date Listed	February 17th, 2023
Days on Market	405
Zoning	PL-PD-MU

Listing Details

Listing Office	PREFERRED SHORE
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Listing information last updated on April 28th, 2024 at 3:34pm EDT