

# \$399,900 - 216 Dahlia Ct, Bradenton

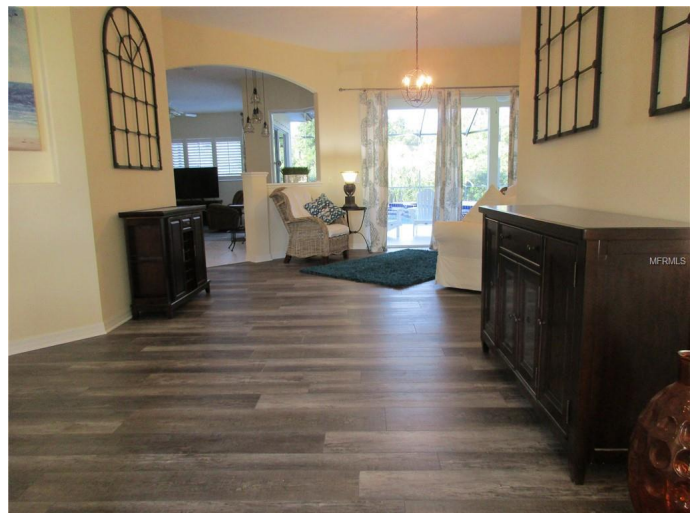
MLS® #A4425692

**\$399,900**

4 Bedroom, 3.00 Bathroom, 2,466 sqft  
Residential on 0 Acres

Greyhawk Landing Ph 3, Bradenton, FL

**HUGE PRICE REDUCTION 5/30 SELLER MOVING Out of State...** This Amazing Updated Home Bks to a Preserve w/Privacy Plus & an Ovszd Lot is just the Beginning of what this Home has to Offer! 4 Bdrms, 3 Baths Open Concept w/ Island Kit that Opens to Fam Rm Most all of which View the Breathtaking Pool w/ Spillover Spa Ensemble & the Preserve Backdrop! It is Just Stunning & Loaded w/ Updates like New Waterproof Vinyl Floors in Foyer, Liv, Din & Fam Rm. Updtd w/ a Farmhouse Theme this Home Rocks! Enjoy Endless Hours Hanging by the Oversized Pool/Spa Entertaining to the 9s as the Lanai if Massive & easily can handle 20+ Be It In or Out of the Sun! The Kitchen, Fam Rm & Nook are one big Room! The Gorgeous Cherry Kitchen has been Totally Customized w/ the Lower Cabs being DRAWERS and NOT Doors, GAS Stove & Prep Island!! The Master is Privately Tucked Away on a Wing of It's Own & as a Bonus...Their is a Sitting Area w/ Sliders out to the Pool/Spa. The Master Bath has an Extended Double Sink Vanity, Garden Tub, Gigantic Walk In Shower and a Huge WIC. The Auxiliary Bdrms are Located on the Opposite Side of the House, currently is used as an Office. And how about "3" Full Bathrooms! All of this & Located in a Premier Gated Community w/ More Amenities than Carter has Pills! There's a Huge Clubhouse w/ a Gym, Resort Pool w/ Spa, Basketball, Tennis, Playground & Endless Miles of Hike/Bike Trails. 40 Min to TPA, 20 Min to



UTC Mall, 40 Min to 5 Beaches & the Feeder  
Schools are Amazing like Award Winning  
Gullett Elem.

Built in 2005

### Essential Information

MLS® #	A4425692
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,466
Acres	0.26
Year Built	2005
Type	Residential
Sub-Type	Single Family Home
Style	Florida
Status	Pending

### Community Information

Address	216 Dahlia Ct
Area	Bradenton
Subdivision	Greyhawk Landing Ph 3
City	Bradenton
County	Manatee County
State	FL
Zip Code	34212

### Amenities

Utilities	BB/HS Internet Available, Cable Available, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Available, Public, Sewer Connected, Sprinkler Recycled
Features	Fitness, Park, Playground, Pool, Deed Restricted, Fitness, Gated Community, Irrigation-Reclaimed Water, Sidewalk
Parking	Driveway, Garage Door Opener
# of Garages	2
Garages	Under Building Parking, , 2 Car Garage
View	Cul-de-sac, In County, Lot - Oversized, Street Paved, Irregular Lot, Lot -

	Irregular, Pool View, Wooded View
Has Pool	Yes
Pool	Gunite, In Ground, Screen Enclosure

## Interior

Interior	Carpet, Ceramic Tile, Tile, Vinyl
Interior Features	Ceiling Fans(s), Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
Stories	One Story

## Exterior

Exterior	Block
Exterior Features	Irrigation System, Sliding Doors, Mature Landscaping, Trees/Landscaped, Wooded, Patio/Porch Screened
Lot Description	1/4 Acre to 21779 Sq. Ft.
Windows	Window Treatments
Roof	Shingle
Foundation	Slab

## School Information

Elementary	Gullett Elementary
Middle	Carlos E. Haile Middle
High	Lakewood Ranch

## Additional Information

Days on Market	127
Zoning	PDR

## Listing Details

Listing Office	Blakeley & Associates Realty
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