



\$ 640,000



1417 70th Street Ct E, Bradenton, FL 34208

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4685826
- » Single Family | 1,906 ft<sup>2</sup> | Lot: 44,431 ft<sup>2</sup> (1.02 acres)
- » More Info: [141770thStreetCtE.IsForSale.com](http://141770thStreetCtE.IsForSale.com)



**Tracy LeClair**  
 941.209.0549  
[tracyleclair@michaelsaunders.com](mailto:tracyleclair@michaelsaunders.com)

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER  
 Sales Office  
 8325 Lakewood Ranch Blvd.  
 Lakewood Ranch, FL 34202  
 (941) 907-9595

Remarks

Need space to spread out and live the way you want? Welcome to country living in the city, where over one acre of land with no HOA and no deed restrictions gives you freedom that's hard to find. Bring your boats, RVs, work trucks, trailers, and toys-there's room for it all. This thoughtfully renovated home offers the best of both worlds- peaceful country-style living with the convenience of being just minutes from everything you need - simply move in and enjoy. Inside you'll find soft-close kitchen cabinets and drawers, quartz countertops, a cozy wood burning fireplace, energy-saving LED lighting, and ceramic tile flooring throughout. The bonus room offers endless possibilities to enjoy as a game room, office, or even a fourth bedroom. Step outside to your resort-style retreat to discover an outdoor sound system, resurfaced heated pool (2022), fire pit, and private entertaining area. Major improvements include a new roof (2022), impact windows (2024), a resurfaced pool (2022), pool heater (2024), and a new water heater (2025). The property also features a 50-amp RV hookup and generator wiring, making it ready for your lifestyle from day one. The property is zoned A-1, making it ideal for those dreaming of space for animals, or room to operate a small business from home. Located close to

