PROPERTY OVERVIEW SHEET

Property Address

2611 Florida Boulevard
Bradenton, Florida 34207

Property Type

Mid-Century Character • Flexible Living • Space to live, work & create.

Single-family residence with detached professional office and auxiliary structures supporting business operations and flexible use.

Lot Information

Item	Detail
Lot Size	**0.2480 Acres**
Square Footage	**10,803 Sq Ft**
Setting	**Bayshore Gardens**, an established residential neighborhood
Configuration	Private compound-style layout

Interior Living Areas

Area	Dimensions
Living Room	18.6’ x 10.2’
Dining Room	10.2’ x 8’
Kitchen	10.7’ x 7.4’
Bedroom 2/Den	12.4’ x 9.4’
Bedroom 3	8.7’ x 10.9’

Area	Dimensions
Primary Bedroom	12’ x 12.7’
Main Bathroom	7.2’ x 6.9’
Primary Bathroom	5.4’ x 6.7’
Total Square Footage	1,135
Ceiling Height	9.5 ft

Auxiliary & Functional Spaces

Structure / Area	Dimensions
Lanai	8’ x 14’
Laundry Room	5’ x 11’
Studio Building	12’ x 16’
Professional Office Building	12’ x 16’
Carport	11’ x 20’
Storage Shed #1	4’ x 6’
Storage Shed #2	4’ x 6’

Year Built	1960
Renovation Year	2018
Construction Type	Block
Roof	TPO Membrane 60 mil with ½” Celotex Insulation
HVAC	2.5 Tons, 2018
Hot Water	Natural Gas – On Demand
Utilities	Teco, Natural Gas. Manatee County Utilities Water, Sewer & Trash. Florida Power & Light, Electric.
Landscape Well	Manual Microjet Irrigation
Flood Zone	X

Zoning	Residential
Manatee County Code	511.7. - Home Occupations/Home-Based Businesses
Parking	Single Carport, Crushed Shell Circular
Electric Car Charge	220 Amp Outlet
Office Building	2021

Property Narrative & Living Experience

Situated along Florida's Gulf Coast, 2611 Florida Boulevard has been thoughtfully developed as an integrated live-work environment combining residential comfort, architectural character, and professional functionality within a single cohesive property.

The restored mid-century modern residence emphasizes light, openness, and connection to the surrounding landscape. Original terrazzo flooring anchors the interior design, while expansive sliding glass doors extend living spaces outward to a generous deck and private garden setting beneath a mature oak canopy. Nearly ten-foot ceilings and open sightlines create an airy atmosphere that balances simplicity with warmth.

The home's layout supports both everyday living and professional flexibility. Living, dining, and kitchen spaces flow naturally together, allowing the residence to function equally well for private enjoyment or informal client interaction.

Beyond the primary residence, the property expands into a compound-style setting designed for productivity and creativity. A detached professional office building, constructed in 2021, provides dedicated workspace separate from the home, allowing clear distinction between business operations and residential life. An additional studio structure offers flexible use as creative space, secondary office, or administrative support area.

Outdoor areas have been intentionally curated to support both lifestyle and function. Landscaped grounds, shaded gathering areas, and private outdoor living spaces create an environment suited to relaxation, content creation, and year-round Gulf Coast living.

The result is a rare property configuration where home, business, and lifestyle operate seamlessly together — supporting independence, flexibility, and a work environment defined as much by place as by profession.

Renovation & Stewardship

The property has been carefully restored and maintained with an emphasis on long-term stewardship rather than short-term cosmetic renovation.

Improvements completed since acquisition have focused on preserving the architectural character of the mid-century modern structure while updating major systems, functionality, and livability for contemporary use. Renovation work prioritized structural integrity, durability, and thoughtful design continuity throughout the home and grounds.

The primary residence underwent comprehensive updating in 2018, including system upgrades, interior restoration, and improvements supporting indoor–outdoor living consistent with the original design intent of the home. Materials and finishes were selected to complement the home's architectural period while ensuring practical everyday performance.

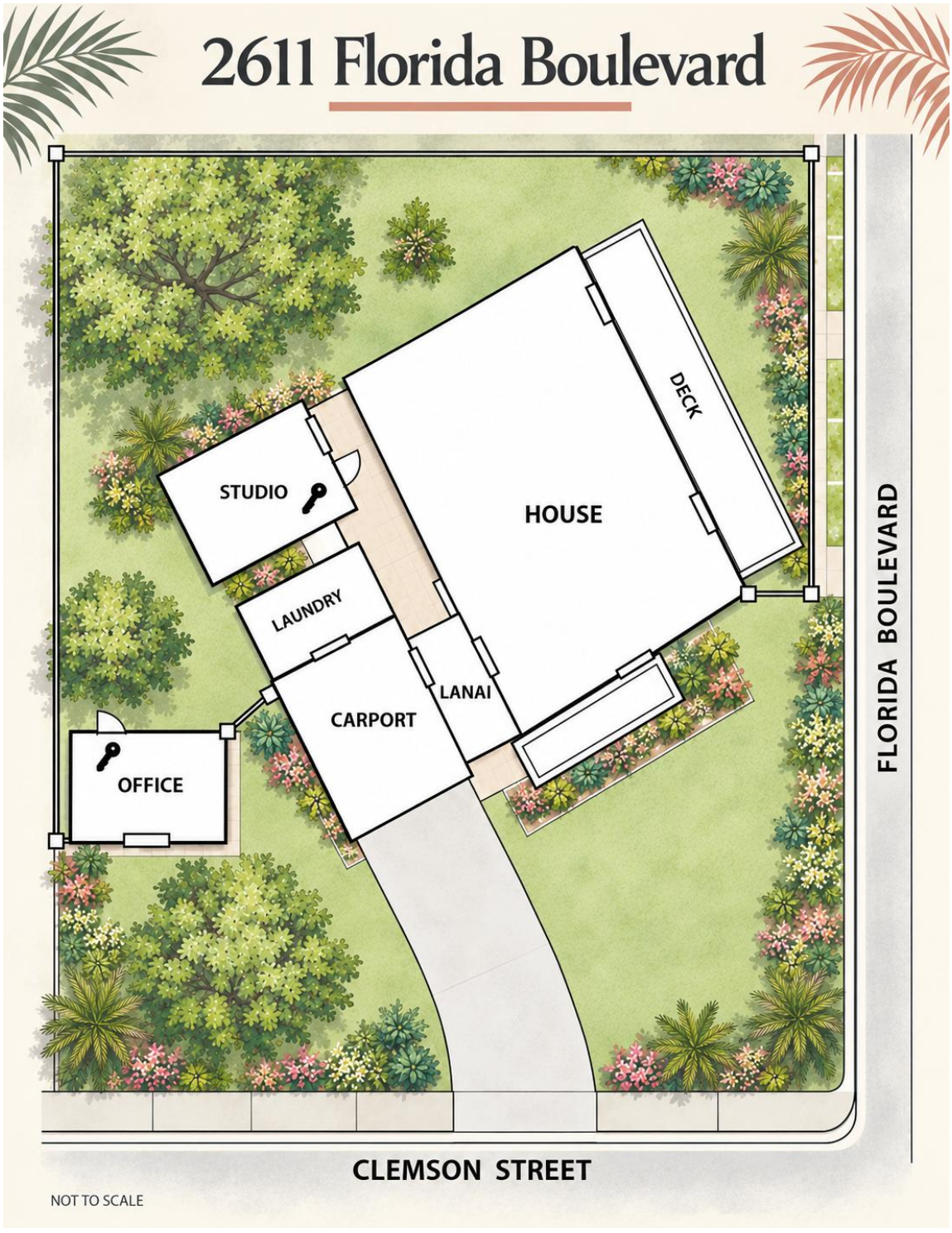
In 2021, a freestanding professional office building was constructed to code, creating dedicated workspace separate from the residence and allowing the property to function as a true live-work environment. Additional auxiliary structures and landscape improvements have been added over time to enhance usability, organization, and flexibility across the property.

Ongoing ownership has emphasized preventative maintenance, thoughtful upgrades, and continuous care rather than deferred maintenance or speculative renovation. Documentation, renovation history, and supporting materials may be made available during the due diligence process.

The property represents not simply a renovated home, but a consistently maintained environment shaped through long-term ownership, intentional design decisions, and active daily use as both residence and operational headquarters.

Live-Work Infrastructure

The property has been configured to support integrated residential living and business operations, including a detached office building constructed for professional use and additional flexible studio space suitable for creative, administrative, or secondary workspace functions.


2611 Florida Boulevard
STUDIO
HOUSE
DECK
LAUNDRY
LANAI
CARPORT
OFFICE
FLORIDA BOULEVARD
CLEMSON STREET
NOT TO SCALE