

9008 Willowbrook Circle, Bradenton, FL 34212

Stoneybrook at Heritage Harbour

Executive Pool Home

\$678,000



Mature Landscaping –
Over 10 years growing and costs thousands

**GATED GOLF COURSE
COMMUNITY.**

Updated kitchen features a 12-foot granite bar and stainless-steel appliances.

The primary suite, family room, living room, dining room all overlook the pool, lanai and wooded preserve.

Pool and landscape lighting. All 3 bathrooms upgraded with quartz countertops and shower reno.

Easy maintenance with tile, engineered hardwood, and carpet floors.

The 3-car garage offers lots of storage with a durable upgraded polyaspartic floor.

**OPTIONAL GOLF MEMBERSHIP
and LOW HOA DUES.**

Resort style junior Olympic pool, large spa, pickle ball and tennis courts, volleyball, basketball, 24/7 fitness center.

Convenient access to I-75 and Lakewood Ranch Blvd.

Private Lot

Single Family

One Story

4 Bedrooms

3 Bathrooms

3 Car Garage

2,416 Square Feet

Lot Size: 10,832 Sq Ft

Year Built 2006

HOA Rate \$141
Monthly

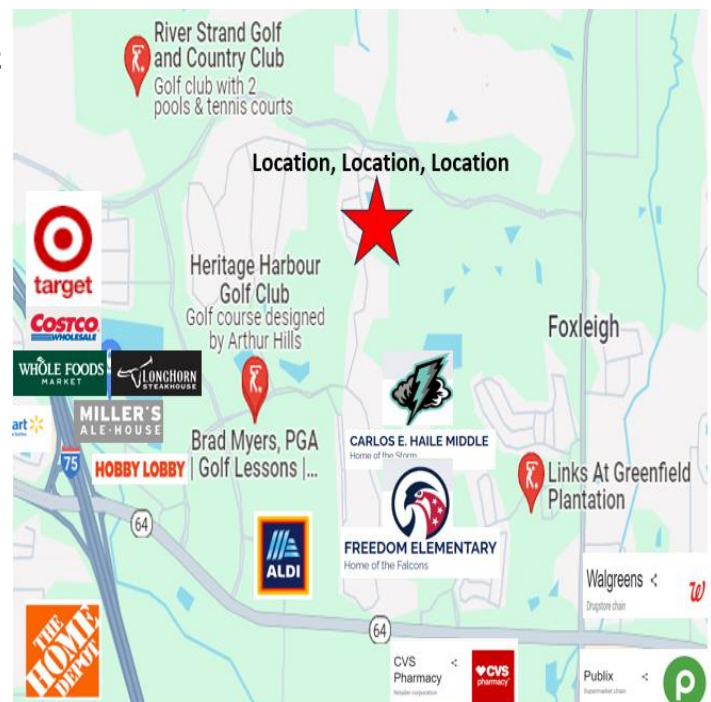
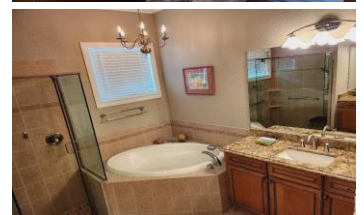
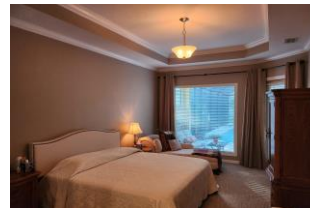
Gated Security

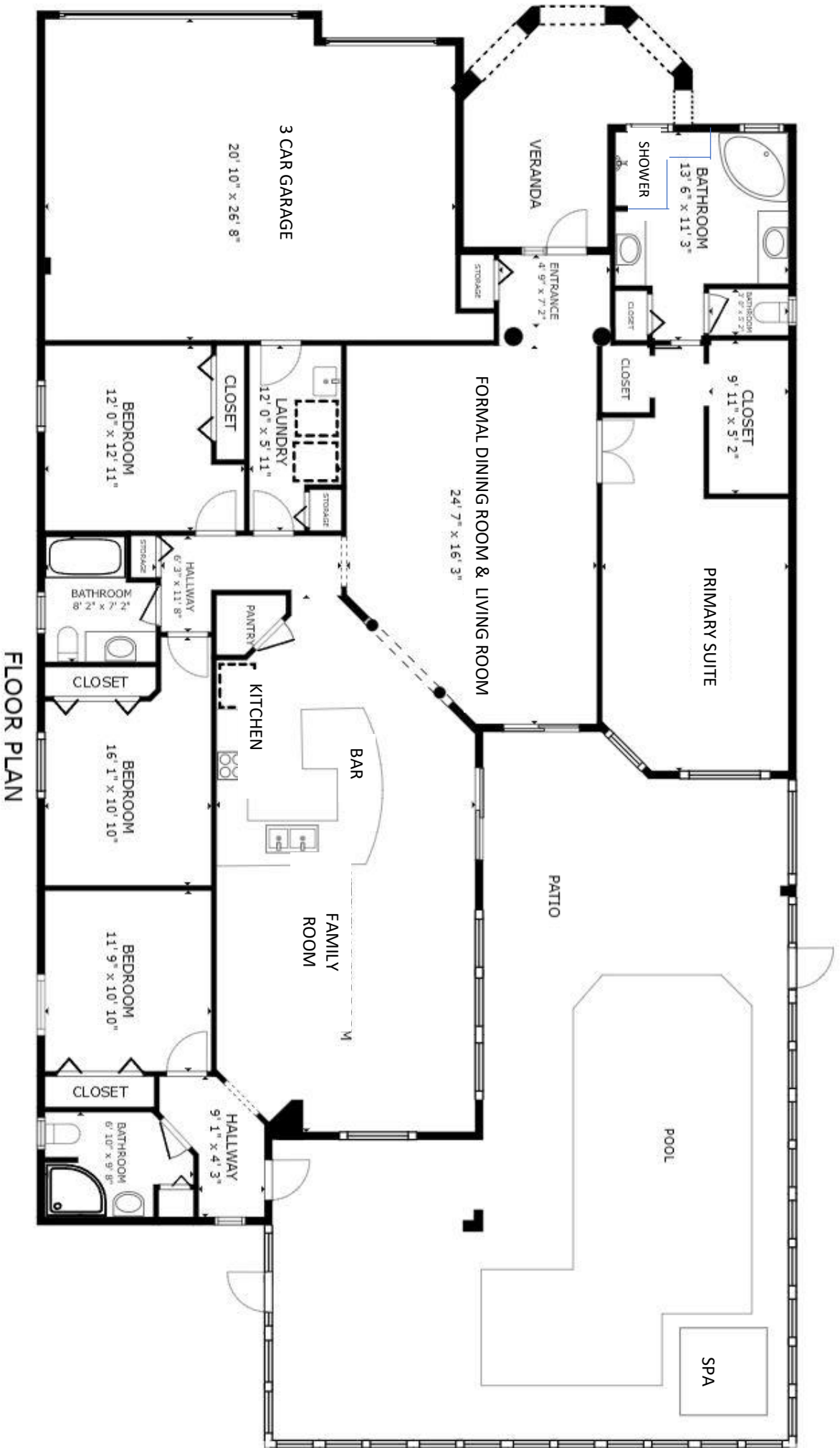
Golf Community

Resort Amenities

EXCELLENT SCHOOLS

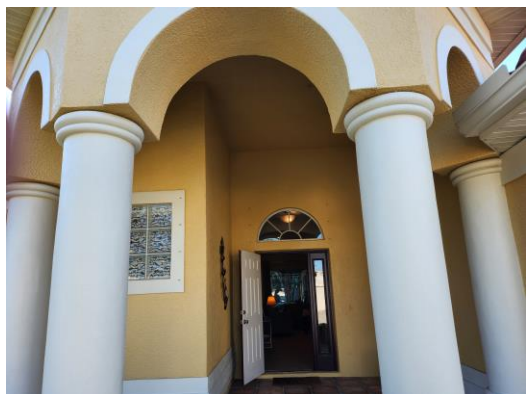
**Joe & Terry Nuckols
(407)421-2971**





Entrance - Open Floor Plan – Executive Entertaining Home

Front Porch Entry



Formal Foyer



Formal Dining



Living Room



Lanai by Pool & Spa



Open Floor Plan

Custom 12-Foot-Long Granite Bar



Kitchen

Family Room



Master Primary Suite

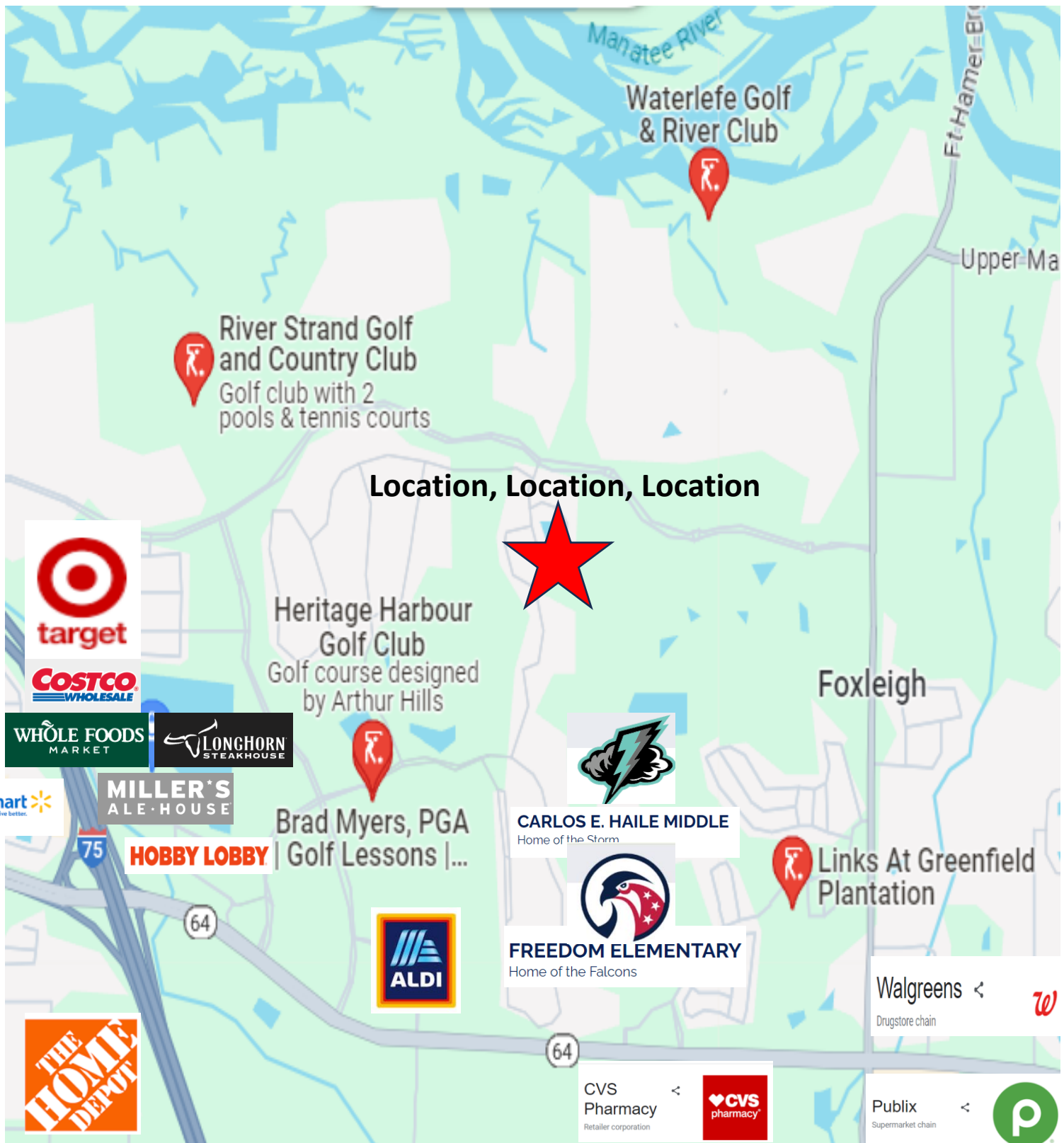


Custom Walk-in Closet



**Primary Bath –
Separate Vanities, Extra Thick Shower Glass,
Garden Tub, Special Luxury Lighting**





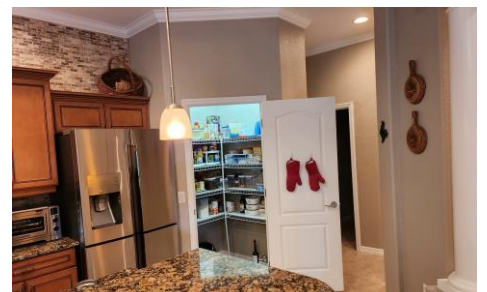
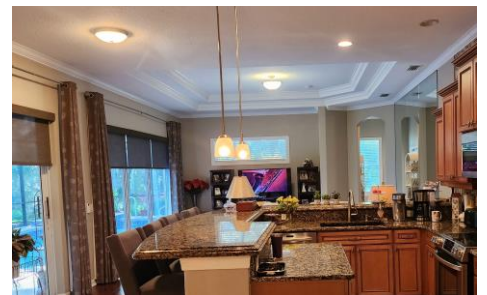
The Marketplace at Heritage Harbour is an ongoing commercial development that will feature Target and Whole Foods and casual eateries like Cheddar's and Longhorn Steakhouse. There are also changes to the recreation in the area, with continuous improvements to the Heritage Harbour Golf Club.



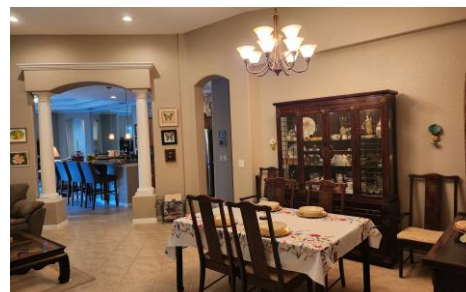
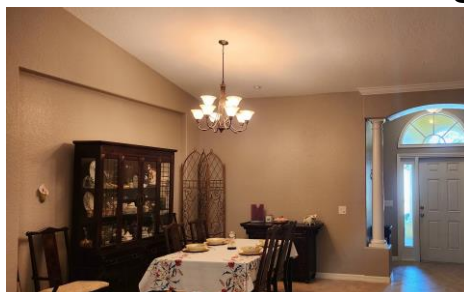
Photography Collection



Open Concept Kitchen / Family Room



Dining Room



Living Room



Primary Suite



Bath 3 – Pool Bath



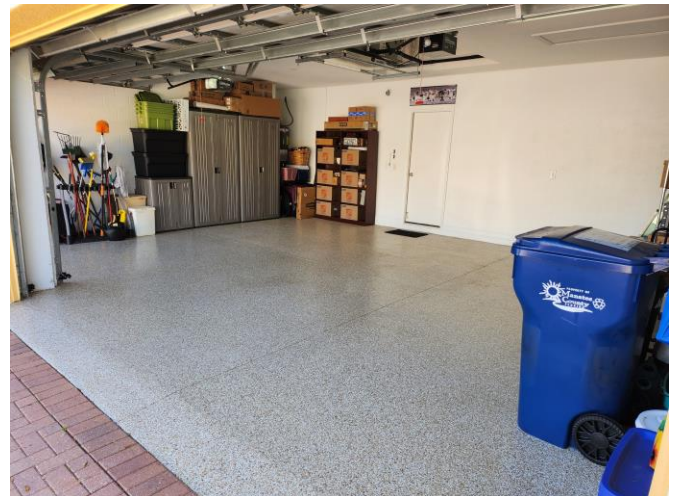
Bath 2 – Jack & Jill



Laundry



3 Car Garage





Heritage Harbour Golf & Eatery

8000 Stone Harbour Loop
Bradenton, FL 34212

Golf Shop: [941-746-2626](tel:941-746-2626)
Club House/Restaurant: [941-749-1842](tel:941-749-1842)

THE COURSE

The Heritage Harbour Golf Resort was originally designed by Arthur Hills and has been completely renovated with all new turf grass, greens, bunkers and 4 completely new holes.

[HOME](#)[GOLF ▾](#)[MEMBERSHIP ▾](#)[EVENTS & DINING ▾](#)[CONTACT ▾](#)[THE LATEST NEWS](#)

MEMBERSHIP OPTIONS

Heritage Harbour Golf Resort offers a variety of membership options to suit the different needs of you and your family. Whether you are a full time resident and looking for a membership for the entire family or just a casual golfer looking for a great place to play/practice as you can, there is an option that is perfect for you.

For each of the different categories, there are different pricing options based on who you would like to include in the membership. The following will provide an overview of what each of these different options are:

- **FAMILY**– Defined as couples residing in the same household plus any children under age twenty-five attending college.
- **SINGLE** – Defined as specific to an individual person.
- **SEASONAL** – Defined as a couple or individual that are not Florida residents and do not spend more than 180 days per calendar year in the Manatee/Sarasota area.
- **YOUNG EXECUTIVE** – Defined as a professional(s) working full time between the ages 40 to 49
- **JR. EXECUTIVE** – Defined as a professional working full time between the ages 25 to 39

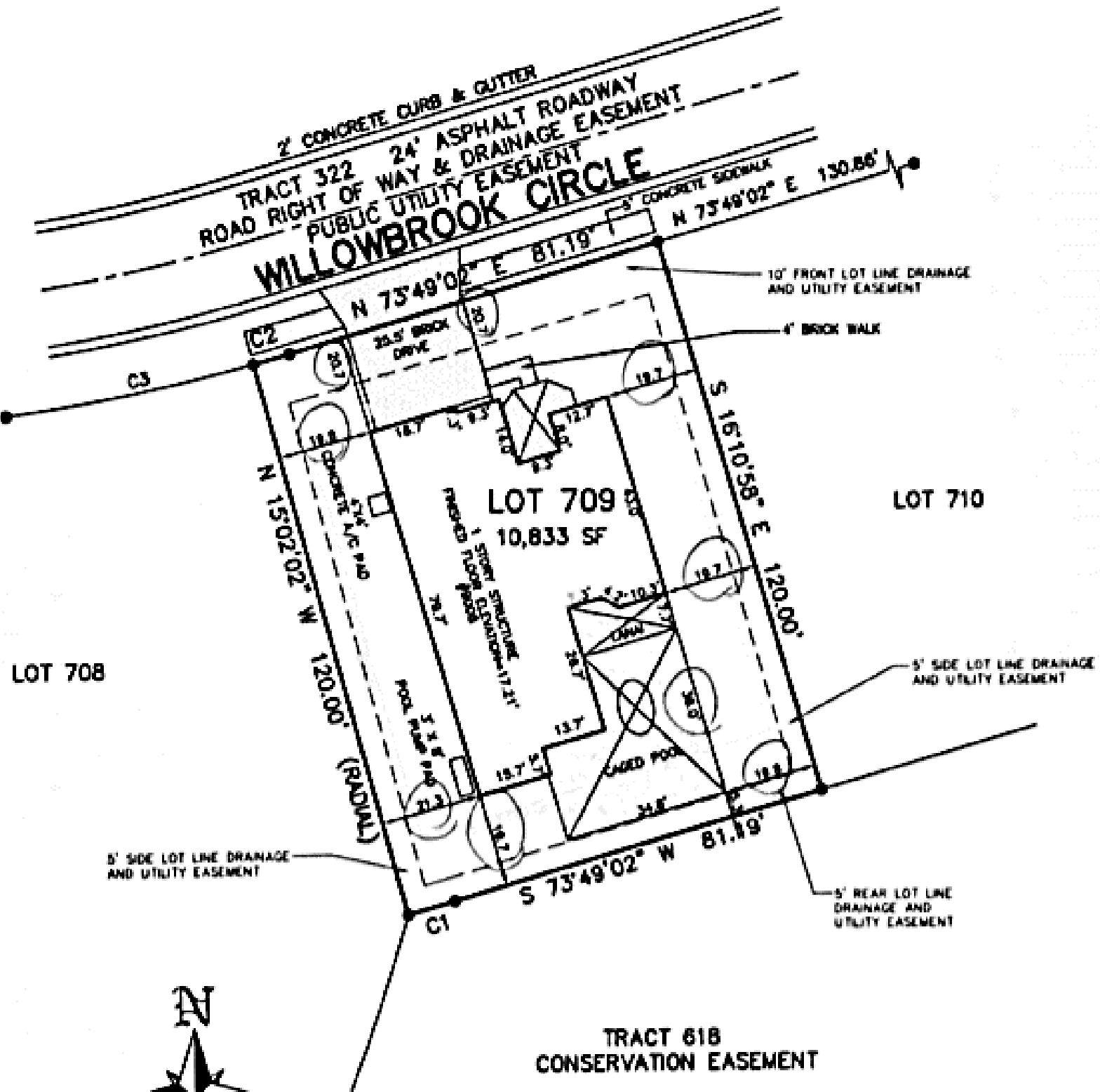
<https://heritageharbourgolfclub.com/home-2/membership/>

Stoneybrook at Heritage Harbour Resort Lifestyle Low HOA



GATED SECURE – RESORT AMMENTIES – GOLF COMMUNITY





CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	513.00'	01°08'58"	10.29'	10.29'	S 74°23'30" W
C2	303.00'	01°08'58"	7.88'	7.88'	N 74°23'30" E
C3	303.00'	07°48'08"	53.28'	53.24'	S 76°31'01" W