



A4558989

10310 MARBELLA DRIVE BRADENTON, 34211

County: Manatee
Subdiv: ROSEDALE ADD PH II
Beds: 3
Baths: 2/0
Pool: Community
Style: Single Family Residence
Const Status:
Acres: 0 to less than 1/4
Garage: Yes **Attch:** Yes **Spcs:** 2 **Carport:** No **Spcs:**
Garage/Carport:
Location: In County, Near Golf Course, Sidewalks, Street Paved

Status: Active
List Price: \$548,000
Year Built: 2018
Special Sale: None
ADOM: 0
CDOM: 0
Proj Comp Date:
Pets: Yes
SqFt Heated: 1,649
Total SF: 2,262
LP/SqFt: \$332.32

Live in beautiful Rosedale! This stunning home built in 2018 is ready for a new owner who desires security and loves the outdoors! This home sits on an impressive lot with neighbors on one side only. The moment you walk in the door you are greeted with an abundance of natural light. The large eat-in-kitchen has granite counters, stainless steel appliances, natural gas cooktop, a pantry and cabinets galore. There's room at one end of the kitchen for a dinette table and counter stools at the other end. The charming living room is positioned perfectly to enjoy all aspects of this home. The master bedroom is roomy with a walk-in closet and an en-suite bathroom equipped with granite counters, double sinks, soaking tub, large shower stall, separate toilet room and a linen closet. The 2nd and 3rd bedrooms are spacious and the 2nd bath has a separate access to the lanai. The beautiful brick paver screened lanai has a view of the vast back yard and pond. The laundry room has shelving and space for folding clothes. Other special features include maintenance free living, hurricane shutters, crown molding throughout, natural gas tankless water heater, and no CDD fees. You'll enjoy Rosedale Country Club's social membership which includes heated pool, fitness center and fitness classes, tennis courts, clubhouse with full calendar of activities, restaurant/bar. The HOA includes lawn & landscaping, irrigation inspection, back flow clean out, two 24hr security gates, internet & cable, common grounds. Location is unbeatable! Minutes to I-75, SR70, SR64, Lecom, Lakewood Ranch HS, Dr Mona Jain Middle School, Manatee Technical College East Campus, UTC Mall, dining, doctor offices, banks and so much more!

Land, Site, and Tax Information

SE/TP/RG: 07/35/19	Zoning: A	Section #:	Floor Number:
Subd #:	Future Land Use:	Block/Parcel:	CDD: No
Tax ID: 579445709	Zoning Compatible:	Front Exposure: Northeast	Annual CDD Fee:
Taxes: \$3,461	Tax Year: 2022	Lot #: 283	Land Lease Fee:
Auction:	Auction Time:	Other Exemptions:	Plat Book/Page:
Homestead: Yes	Complex/Community Name:	Additional Parcels: No	
Alt Key/Folio:		Ownership: Fee Simple	
Lot Dimensions:	Lot Size Acres: 0.18	Flood Zone Code: X	
Water Frontage:		Waterfront Feet: 0	
Legal Description: LOT 283 ROSEDALE ADDITION PHASE II P#5794.4570/9			

Interior Information

Air Conditioning: Central Air
Heating and Fuel: Central
Fireplace: No
Utilities: BB/HS Internet Available, Cable Connected, Natural Gas Connected, Public, Underground Utilities
Sewer: Public Sewer
Interior Features: Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances Included: Cooktop, Dishwasher, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator
Flooring Covering: Carpet, Ceramic Tile
Security Features: Gated Community
SqFt Heated Source: Public Records
Water: Public

Additional Rooms: Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Living Room	13x15	Dining Room	11x12	Master Bedroom	14x11	Bedroom 2	10x10
Bedroom 3	9x10	Kitchen	12x19	Foyer	5x11	Laundry	8x9
Balcony/Porch/Lanai	22x10						

Exterior Information

Exterior Construction: Stucco
Roof: Tile
Pool: In Ground
Exterior Features: Hurricane Shutters, Irrigation System, Sliding Doors
Description:
Garage Dimensions:
Pool Dimensions:

Community Information

HOA / Comm Assn: Yes **HOA Fee:** \$375.00 **HOA Pmt Sched.:** Quarterly **Mo Maint\$(add HOA):**
Monthly HOA Amount: \$125 **Other Fees:** \$2,400.00 / Annual
Housing for Older Persons: False **# of Pets:** 3 **Pet Size Limit:**
Community Features: Clubhouse, Deed Restrictions, Fitness Center, Gated Community, Golf Carts OK, Golf Community, Pool, Restaurant, Sidewalk, Tennis Courts
Fee Includes: 24-Hour Guard, Cable TV, Community Pool, Escrow Services Fund, Internet, Maintenance Grounds, Recreational Facilities
Elementary School: Braden River Elementary **Middle Or Junior School:** Dr. Mona Jain Middle **High School:** Lakewood Ranch High

Realtor Information



For more information on this or any other properties please contact:

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