



\$ 769,000



6105 45th St W, Bradenton, FL 34210

- » Beds: 3 | Baths: 3 Full
- » MLS #: A4657451
- » Single Family | 2,695 ft² | Lot: 13,068 ft²
- » More Info: 610545thStW.IsForSale.com



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Remarks

****Owner is working on improving front landscaping**** Situated on the 10th fairway of the IMG golf course, this beautifully updated 3-bedroom, 3-bath home in the Fairways at El Conquistador offers one of the community's most coveted locations, with expansive golf course views from nearly every rear window as well as the screened lanai. The open-concept layout features soaring ceilings, impact-resistant windows and sliding doors, and a spacious great room with a fireplace, offering a warm and welcoming ambiance. The kitchen is a chef's dream with brand-new stainless steel appliances and a new Monogram dual-fuel gas cooktop and electric oven. The primary suite features sliding doors to the screened lanai and a spa-like bath with dual sinks and two showers. Relax on the large, screened lanai boasting an oversized pool and stunning fairway views. Recent upgrades include a new roof (2021), an upgraded drainage system, new pool cage roof, screen door, and rescreened surround. Patio furniture conveys, including the 85" lanai TV. Additional highlights include a laundry room, custom garage shelving, and Hunter Douglas blinds throughout, including wireless-operated slider door coverings. Ideally located just down the road from IMG Country Club, IMG Academy, shopping, dining, and

