



\$ 1,400,000



2716 Riverview Blvd, Bradenton, FL 34205

- » Beds: 5 | Baths: 3 Full, 1 Half
- » MLS #: A4631575
- » Single Family | 3,025 ft<sup>2</sup> | Lot: 11,326 ft<sup>2</sup>
- » More Info: [2716RiverviewBlvd.IsForSale.com](http://2716RiverviewBlvd.IsForSale.com)



Kathy Valente

941.685.6767

[kathyvalente@michaelsaunders.com](mailto:kathyvalente@michaelsaunders.com)

<http://kathyvalente.michaelsaunders.com/>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

Sales Office

4400 Manatee Avenue West

Bradenton, FL 34209

(941) 748-6300

#### Remarks

As the old adage goes: Location, Location, Location! Staying high and dry through both Helene and Milton, this majestic, direct Riverfront property is for sale for the first time in over 70 years. Situated on 11,500 with over 98' of River frontage, this property is prime for redevelopment or an extended renovation. With no bridge obstructions, you're just minutes from the Gulf of Mexico, boaters will revel in the opportunity to step out their backdoor and enjoy Manatee County waterways and beyond! The 1950's built Colonial home and pool, complete with original brick masonry sustained no structural damage from the recent storms and surge waters stayed below the elevated level of the home. Exuding classical charm rare to find, the home will require significant renovation but offers a glimpse of the wide-open water views and potential of the property to boast your own coastal oasis. Offering easy access to Downtown Bradenton, St. Stephen's School, IMG Academy and the incredible Gulf beaches, 2716 Riverview is close to it all, yet offers its next owner a private setting to enjoy all that comes with riverfront living!

