

RIVERFRONT LIVING AT RIVER DANCE

808 3RD AVENUE W #205



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Experience waterfront living at River Dance, a premier condominium community situated along the Manatee River in the heart of Bradenton's Riverwalk. This turnkey furnished and freshly painted, two-bedroom, two-bath residence offers a cheerful blend of comfort and convenience, featuring an in-unit laundry room, elegant wood cabinetry with granite countertops, and ceiling fans throughout for optimal comfort.

Unwind on the screened-in balcony, where panoramic views of the pool and Manatee River create a serene retreat. This residence also includes two designated garage spaces, providing secure parking in this sought-after community.

River Dance offers an array of resort-style amenities, including a social room, business center, exercise room, and private movie theater. Entertain visitors effortlessly with access to on-site guest rental suites. Outdoor amenities include pool, spa, patio with grilling area, jogging path, six-hole putting green, and sports deck complete with tennis courts, pickleball courts and basketball court.

Located in the heart of downtown Bradenton, you're just steps away from the scenic Riverwalk, where you can enjoy leisurely strolls, local dining at spots like Pier 22, and cultural attractions such as the Bishop Museum of Science and Nature and the Manatee Performing Arts Center. With its prime location and luxurious features, this condo offers the perfect blend of relaxation and convenience. Schedule a showing today to experience the best of Florida living at River Dance.

Photos, video and 3D tour of this residence available at:

[LTG.Homes/RiverDance205](https://www.LTG.Homes/RiverDance205)

Personal property does not convey. Not all items in photos convey – ask agent for details. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.



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LOCATION

- Bradenton riverfront condominium on the Bradenton Riverwalk
- Easy access to U.S. 41
- Convenient downtown Bradenton location:
 - 0.7 mile to Manatee Memorial Hospital
 - 2.0 miles to Publix
 - 9.0 miles to Ana Maria Island and beaches
 - 9.2 miles to SRQ Airport

NEARBY INTERESTS

- Walking distance to
 - Bradenton Riverwalk Pier with ferry access to Ana Maria Island
 - The Bishop Museum of Science and Nature
 - Manatee Performing Arts Center
 - Restaurants and marinas

RIVER DANCE CONDOMINIUM

- 8-story direct riverfront building
- 115 residences in the building
- Secure key fob entry to building
- Community amenities:
 - Social room with pool table and full kitchen
 - Business center
 - Conference room
 - Exercise room
 - Movie theatre
- Pool and spa
- Patio area with outdoor grills



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- Sports deck:
 - 2 tennis courts
 - 2 pickleball courts
 - Basketball court
 - Jogging path
 - 6-hole putting green
- Rental suites available for visitors



RESIDENCE FEATURES

- 1,516 sq. ft. A/C | 1,654 sq. ft. total
- Views of community pool, Bradenton Riverwalk and Manatee River
- Split bedrooms
- 2-garage spots on 3rd floor (#3201/#3132)
- In-unit laundry room
- Storage locker (#16)
 - Size: 4'3" x 4'3"
- Turnnkey furnished



FOYER

- Size: 3'10" x 9'7"
- Tray ceiling with light fixture

GREAT ROOM

- Size: 13'6" x 18'10"
- Tile floor
- Crown molding
- Ceiling fan with light
- Access to covered, screened-in balcony



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DINING ROOM

- Size: 8'2" x 9'7"
- Tile floor
- Crown molding
- Storage closet



KITCHEN

- Size: 11'0" x 11'8"
- Tile floor
- Recessed ceiling lights
- Eat-in counter
- Granite countertops and tile backsplash
- Under-cabinet lights
- Maytag appliances:
 - Side-by-side refrigerator with in-door ice/water dispenser
 - 5-burner electric range
 - Over-range microwave
 - Dishwasher
- 2-bowl stainless steel sink with disposal



LAUNDRY ROOM

- Size: 2'10" x 8'0"
- Tile floor
- Upper cabinets
- Maytag washer and dryer



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MASTER BEDROOM

- Size: 15'0" x 11'8"
- Carpet
- Ceiling fan with light
- Walk-in closet
- Oversized windows with pool view



ENSUITE MASTER BATH

- Size: 11'0" x 14'0"
- Tile floor
- Recessed ceiling light
- Dual sinks with granite countertop
- Wall-to-wall mirror with vanity lights
- Mirrored medicine cabinet
- Soaking tub
- Walk-in shower with tile floor/walls, shower head with handheld body sprayer and glass enclosure
- Linen cabinet
- Water closet



GUEST BEDROOM

- Size: 11'0" x 13'1"
- Carpet
- Ceiling fan with light
- 2-standard closets



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BATH 2

- Tile floor
- Recessed ceiling light
- Single vanity with granite countertop
- Mirrored medicine cabinet
- Shower/tub with tile walls
- Linen closet



COVERED BALCONY

- Size: 8'3" x 12'4"
- Screened-in enclosure
- Ceiling fan with light
- Views of pool, Bradenton Riverwalk and Manatee River



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