

CUSTOM WATERFRONT HOME IN SANCTUARY COVE

1718 4TH STREET EAST



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Brand new, move-in ready, custom luxury home on the Manatee River. Centrally located in Sanctuary Cove close to all the lifestyle amenities in Bradenton, Lakewood Ranch, Sarasota, Anna Maria Island, St. Petersburg and Tampa, and just one mile to the brand-new full-service Marriott Resort, Spa and Beach Club and the Bradenton Area Convention Center. Fill your days with your heart's desire of fun activities -- boating, shopping, golfing, dining, travel, fitness and the outdoors, and come home to extreme privacy within a gated community on a cul-de-sac street of high-end custom homes. This exquisite residence is on the protected private fresh-water harbor in the exclusive Water's Edge section of Sanctuary Cove, surrounded by water, bird sanctuaries and a community beach. You have boating access to seven waterfront restaurants on the Manatee River as well as the day docks of the Bradenton River Walk which is rated as one of the top ten things to do in the area.

Built by Neal Signature Homes, quality features include concrete block construction, energy-efficient hurricane windows throughout, energy-saving components, wireless security system, home automation starter kit, solid-wood cabinetry with soft-close drawers, Cambria quartz countertops, solid-core doors, high ceilings, tankless water heater, hickory wood flooring, frameless pool screen, heated pool/spa and three-car garage. Designer finishes and cool coastal colors create the perfect combination for luxurious waterfront living. The home's 3,209 sq. ft. include an open living area surrounded by four bedrooms, three baths and a home office. The spacious 260-sq. ft. kitchen has a large eat-in island, stainless appliances, oversize apron sink and walk-in pantry. Dock and boat lift are allowed on the private harbor in your backyard where a community boat lift swiftly transfers your boat from the harbor to the Manatee River.

Sanctuary Cove is a gated golf-cart community with a very active community center. Amenities include Riverfront Park with beach, kayak storage, kayak launch and golf cart parking; resort-style pool with two lap lanes; and clubhouse with workout room, full kitchen and lounging area; outdoor grills; and community dock. The Manatee River flows into Tampa Bay and the Gulf of Mexico for endless miles of adventures exploring Florida's coastal waterways. Every day is like a vacation along the natural beauty and serenity of the river.

Photos, video and 3D tour available at:
LaughlinTanner.com/1718FourthStreet



Personal property does not convey. 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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SANCTUARY COVE

- On the shoreline of the Manatee River
- Miles of sidewalks
- Marina with boat docks
- Nature preserve
- Boat lift from lagoon to Manatee River
- Easy access to miles of waterways and estuaries including:
 - Manatee River
 - Sarasota Bay
 - Tampa Bay
 - Gulf of Mexico
- Community Clubhouse:
 - Resort-style pool with 2 lap lanes
 - Gym with state-of-the-art equipment
 - Game room with billiards and ping pong
 - Party room
- Private Riverfront Park:
 - Picnic patio
 - Sand beach
 - Kayak launch and storage
 - Fishing coves
 - Golf cart parking
- Location:
 - 0.2 mile to the Marriott Palmetto Resort, Spa and Beach Club
 - 2.7 miles to Bradenton Convention Center
 - 3.0 miles to Publix Supermarket
 - 4.6 Miles to Downtown Bradenton's Riverwalk
 - 4.8 miles to Manatee Memorial Hospital



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RESIDENCE FEATURES

- New construction by Neal Signature Homes
- West Indies style
- 3,209 sq. ft. A/C | 4,557 total
- 4 bedrooms, 3 baths
- High ceilings
- Covered lanai with Clearview screen
- Heated pool and spa
- View of lagoon and clubhouse
- Concrete block construction
- Built-up base elevation
- Impact glass throughout
- Foam insulation in exterior block walls
- Tankless gas water heater
- Keyless garage entry pad
- Upgraded baseboards and crown molding
- Solid-core doors throughout
- Engineered hickory wood flooring in living areas and master bedroom
- Ventilated wood shelving in closets
- Security system
- Smart TV drops in great room, bedrooms and covered lanai
- Dock addition allowed on back seawall

FRONT PORCH

- Size: 21'10" x 6'2"
- Gray pavers
- Recessed ceiling lights
- Thermatru 3/4-light double entry doors with transom



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FOYER

- Size: 8'4" x 7'9"
- Wood floor
- 13'11" ceiling
- Recessed ceiling lights



GREAT ROOM

- Size: 25'10" x 17'2"
- Wood floor
- 13-ft. step ceiling
- Recessed ceiling lights
- Sliding glass doors to covered lanai



DINING ROOM

- Size: 20'5" x 18'10"
- Wood floor
- Oversize windows with transom



DEN/OFFICE

- Size: 14'3" x 10'11"
- Wood floor
- Recessed ceiling lights

KITCHEN

- Size: 20'0" x 13'5"
- Wood floor
- Recessed ceiling lights
- Durable melamine cabinets with painted Birch fronts
 - White perimeter cabinets
 - Blue island cabinets



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- Soft-close doors and drawers
- Quartz countertops
- Under-cabinet lights
- Pull-out trash cabinet
- Kohler oversize single-bowl apron sink with disposal
- Walk-in pantry
- GE Stainless appliances:
 - French-door refrigerator with bottom freezer drawer and in-door water/ice dispenser
 - 5-burner gas cooktop
 - Chimney hood/vent
 - Wall oven
 - Wall microwave
 - Dishwasher
 - Under-counter wine cooler



MASTER BEDROOM

- Size: 18'7" x 14'2"
- Wood floor
- 11-ft. step ceiling
- Recessed ceiling lights
- Oversize window with water view
- Large walk-in closet (12'11" x 9'1")

ENSUITE MASTER BATH

- Size: 17'6" x 14'1"
- Tile floor
- Recessed ceiling lights
- Two vanities with quartz tops



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- Free-standing bathtub
- Walk-in shower with tile floor/walls, toiletry alcove, built-in bench and controls at entry
- Water closet
- Linen closet

BEDROOM 2

- Size: 12'10" x 11'10"
- Carpet
- Recessed ceiling lights
- Walk-in closet

BEDROOM 3

- Size: 12'11" x 11'0"
- Carpet
- Walk-in closet

JACK & JILL BATH

- Tile floor
- Recessed ceiling lights
- Double vanity with quartz top
- Bathtub/shower with tile walls
- Linen closet

BEDROOM 4

- Size: 12'3" x 11'5"
- Carpet
- Recessed ceiling lights
- Walk-in closet
- Window with water view



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BATH 3 (POOL BATH)

- Tile floor
- Single vanity with quartz top
- Walk-in shower with tile floor/walls and glass by-pass doors



LAUNDRY ROOM

- Size: 11'6" x 7'9"
- Tile floor
- Upper and lower cabinets
- Quartz countertop
- Stainless sink



FLEX/STORAGE ROOM

- Size: 12'10" x 5'7" (irregular)
- Tile floor



GARAGE HALLWAY

- Size: 16'6" x 4'2"
- Wood floor
- Recessed ceiling lights
- Storage cabinets with quartz top
- Coat closet
- Access to flex room and laundry



3-CAR GARAGE

- Size: 29'3" x 19'8"
- Concrete floor
- 1 double and 1 single garage door

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COVERED LANAI

- Size: 41,4" x 13'0"
- Gray pavers
- Recessed ceiling lights
- Sliding glass doors to great room
- Door to pool bath hallway
- Wired and plumbed for outdoor kitchen



HEATED POOL/SPA

- Size: 24'7" x 10'5"
- Sun shelf
- Elevated spa
- Clearview screen



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