

# \$770,000 - 13640 2nd Avenue E, BRADENTON

MLS® #A4656219

## \$770,000

4 Bedroom, 2.00 Bathroom, 2,462 sqft  
Residential on 1.09 Acres

MILL CREEK PH II, BRADENTON, FL

Welcome to this beautifully updated pool home situated on a full acre in the highly desirable Mill Creek community. This spacious residence offers 4 bedrooms, 2 bathrooms, a dedicated office, and a versatile bonus room—providing plenty of space for the whole family. The home features a long list of recent upgrades, including a fully renovated kitchen with modern finishes, new French Oak engineered hardwood flooring throughout all living areas, a brand-new HVAC system installed in September 2024, and a new septic system replaced in 2021. The floorplan was thoughtfully reconfigured to create a true fourth bedroom, and a pool heater was added in 2021 to extend your swimming season. Outside, you'll find ample space for your boat or RV, along with room to enjoy the peaceful, expansive yard that Mill Creek is known for. This is a rare opportunity to own a move-in ready home with acreage, privacy, and style—don't miss it!



Built in 1997

### Essential Information

|            |                    |
|------------|--------------------|
| MLS® #     | A4656219           |
| Price      | \$770,000          |
| Sold Price | \$750,000          |
| Date Sold  | October 15th, 2025 |
| Bedrooms   | 4                  |
| Bathrooms  | 2.00               |

|                |                         |
|----------------|-------------------------|
| Full Baths     | 2                       |
| Square Footage | 2,462                   |
| Acres          | 1.09                    |
| Year Built     | 1997                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 13640 2nd Avenue E |
| Area        | Bradenton          |
| Subdivision | MILL CREEK PH II   |
| City        | BRADENTON          |
| County      | Manatee            |
| State       | FL                 |
| Zip Code    | 34212              |

### **Amenities**

|               |      |
|---------------|------|
| # of Garages  | 2    |
| Is Waterfront | Yes  |
| Waterfront    | Pond |
| Has Pool      | Yes  |

### **Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo        |
| Appliances        | Dishwasher, Disposal, Electric Water Heater, Range, Refrigerator |
| Heating           | Electric                                                         |
| Cooling           | Central Air                                                      |
| # of Stories      | 1                                                                |

### **Exterior**

|                   |               |
|-------------------|---------------|
| Exterior Features | Sliding Doors |
| Roof              | Shingle       |
| Foundation        | Slab          |

### **School Information**

|            |                        |
|------------|------------------------|
| Elementary | Gene Witt Elementary   |
| Middle     | Carlos E. Haile Middle |
| High       | Lakewood Ranch High    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 71              |
| Zoning         | PDR             |
| HOA Fees       | 535             |
| HOA Fees Freq. | Annually        |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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