



\$ 875,000



3615 5th Ave NE, Bradenton, FL 34208

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4684924
- » Single Family | 1,956 ft<sup>2</sup> | Lot: 8,276 ft<sup>2</sup>
- » More Info: [36155thAveNE.IsForSale.com](http://36155thAveNE.IsForSale.com)



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Remarks

Under contract-accepting backup offers. Situated on a saltwater canal with DIRECT ACCESS to the Manatee River and the Gulf of America, this beautifully positioned residence offers the ultimate Florida waterfront boating lifestyle. Thoughtfully upgraded for comfort and peace of mind, the home features HURRICANE IMPACT WINDOWS & SLIDERS, a WHOLE-HOUSE GENERATOR, HURRICANE SCREENS on the lanai, and a whole-house WATER FILTRATION system. Recent enhancements include a 2025 upgraded clear-view pool cage, an extended travertine pool deck (2025), a natural gas line for the generator and included BBQ grill (2025), and a new dock installed in 2023. Enjoy exceptional privacy with no neighboring home on one side and unobstructed water views to the rear, where passing boats replace backyard neighbors - this side of the canal does not look into other homes. Limited boat traffic further enhances the tranquil setting. The interior has been freshly painted throughout, including the garage, an updated 2nd bathroom, and updated new lighting fixtures create a bright and welcoming atmosphere. Dock your boat just steps from your door and leave behind the hassle of marina fees. Boat storage. or trailerino-your waterfront lifestyle begins in your own backyard. Start your mornings

