



\$ 299,000



6416 Mercer Rd, Bradenton, FL 34207

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4678446
- » Single Family | 1,215 ft<sup>2</sup> | Lot: 5,227 ft<sup>2</sup>
- » More Info: [6416MercerRd.IsForSale.com](http://6416MercerRd.IsForSale.com)



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#### Remarks

Come home to Florida living and enjoy this 2-bedroom 2-bathroom 1215 sq. ft. Cambridge Village home. Light and Bright open floor plan with combination kitchen/dining and living area from the front to back of the residence. Easy step off the kitchen to a spaciously enclosed lanai and from there right on out to your outside private fenced area and large open yard. Such a wonderful space to entertain guests! Updated kitchen with stainless steel appliances, backsplash and granite counters as well as a dedicated coffee station area! Each bedroom has its updated bathroom within easy access. The main bedroom has a walk in closet with a California Closet system. A laundry room is just off the kitchen providing an abundance of storage space. The carport is situated to a side door with directly undercover access to the home. There is additional storage in the carport area. Buyer approval is required with at least a 700-credit score. Cambridge Village is a 55 plus deed restricted community. Community clubhouse and pool are a short distance from the home. Renting is not allowed for the first 6 months of ownership. Conveniently located to the Sarasota-Bradenton International Airport, dining, shopping, medical facilities, beaches and of course all of the vibrant Bradenton and Sarasota

