



\$ 1,100,000



17675 Azul Dr, Bradenton, FL 34202

- » Beds: 3 | Baths: 3 Full
- » MLS #: A4646823
- » Single Family | 2,328 ft<sup>2</sup> | Lot: 9,030 ft<sup>2</sup>
- » More Info: [17675AzulDrBradenton.IsForSale.com](http://17675AzulDrBradenton.IsForSale.com)



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#### Remarks

If you're looking to downsize...then this home is the "right size". Located on a quiet interior lot with views of the nature preserve, you'll enjoy the privacy of no-back neighbors and the bonus of amazing bird watching. Upon entering the property, you'll be delighted to experience all the thoughtful upgrades and updates chosen by the seller to reflect a stunning palette and smart choice of classic appointments. Three bedrooms and three baths with an office/den provide space, privacy for guests and an open flow that is critical to Florida living. The heated saltwater pool and caged lanai are expansive and is wonderful outdoor entertaining. The cook's kitchen boasts an oversized island with a unique "leather" finish Dolomite countertop, upgraded cabinets and backsplash. Extra storage under the island and high-end Jenn-Aire appliances, make meal prep easy and fun. Additional noteworthy features include: a whole house gas generator with its own surge protection and an additional surge protector dedicated to the home, upgraded floor tile throughout, high-end ceiling fans, hurricane protection on all openings including Kevlar automated hurricane shades on the lanai. 3M sun protection film. customized Hunter Douglas window shades. custom closets. ungraded lighting. faucets and

