

\$99,900 - 2115 9th Avenue W 3d, BRADENTON

MLS® #A4656476

\$99,900

2 Bedroom, 1.00 Bathroom, 759 sqft

Residential on 2.11 Acres

CREEKVIEW, BRADENTON, FL

WATERFRONT VILLA UNDER \$150K â€”
THE ULTIMATE DIY OPPORTUNITY!

Calling all handy homeowners, weekend warriors, and creative renovators â€” this blank slate villa on scenic Wares Creek is bursting with potential and ready for your vision!

Located in one of the most private spots in the community, this single-story villa features 2 generous bedrooms, 1 full bath, and a large great room with tons of natural light. With the kitchen and lower walls already demoed, much of the heavy lifting is done â€” giving you the perfect chance to build your dream layout without paying for someone elseâ€™s design choices.

The screened lanai adds year-round living space and offers tranquil views of birds and wildlife. Step outside and launch a kayak or paddleboard just feet from your back door. Thereâ€™s even covered parking just outside the front entrance and an in-unit washer and dryer hook-up already in place for convenience.

Whether you're looking for a peaceful primary residence, a winter retreat, or a smart investment near the coast, this home offers big opportunity at a small price.

Enjoy a walkable lifestyle with downtown Bradenton just minutes away â€” explore the



vibrant night scene, weekend farmers market, and attractions like the Bradenton Riverwalk, Lecom Park, and the Village of the Arts. Plus, youâ€™re just a short drive to the Gulf beaches for those sunny weekend escapes.

?? Low monthly fees cover nearly everything but electric, keeping your costs down while you renovate and relax.

This hidden gem of a community rarely has homes available â€” and this one offers privacy, potential, and price all in one.

Built in 1974

Essential Information

MLS® #	A4656476
Price	\$99,900
Sold Price	\$85,000
Date Sold	October 30th, 2025
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	759
Acres	2.11
Year Built	1974
Type	Residential
Sub-Type	Villa
Style	Bungalow, Florida, Patio Home, Ranch
Status	Sold

Community Information

Address	2115 9th Avenue W 3d
Area	Bradenton
Subdivision	CREEKVIEW
City	BRADENTON
County	Manatee
State	FL
Zip Code	34205

Amenities

View	Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Canal - Brackish, Creek

Interior

Interior Features	Ceiling Fans(s), Living Room/Dining Room Combo, Open Floorplan, Split Bedroom
Appliances	None
Heating	Central
Cooling	Central Air
# of Stories	1
Furnished	Unfurnished

Exterior

Exterior Features	Sliding Doors
Lot Description	Cleared, Flood Insurance Required, FloodZone, City Limits, Near Public Transit, Paved
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	June 20th, 2025
Days on Market	109
Zoning	R1C
HOA Fees	600
HOA Fees Freq.	Monthly

Listing Details

Listing Office	MATTHEW GUTHRIE AND ASSOCIATES REALTY LLC
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