



\$ 358,500

1233 Spoonbill Landings Cir, Bradenton, FL 34209

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4685131
- » Condominium | 1,272 ft<sup>2</sup> | Lot: 3,485 ft<sup>2</sup>
- » More Info: [1233SpoonbillLandingsCir.IsForSale.com](http://1233SpoonbillLandingsCir.IsForSale.com)



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Remarks

Anna Maria Island is just minutes away, yet life at Perico Bay Club often feels worlds apart, with peaceful walking paths, lush grounds, and wildlife including the community's well known white pelicans. This furnished two bedroom, two bath villa welcomes you with a charming courtyard entry and offers the convenience of dual ensuite bedrooms, each with walk-in closets. Vaulted ceilings and a bright sunroom bring in natural light and create an open, comfortable living space. The remodeled kitchen is a standout feature, and recent improvements include a new air conditioning system and electrical panel installed this year and the roof was replaced in 2022. Just outside, a new deck overlooks the lake, providing a quiet spot to relax and enjoy the setting. Perico Bay Club is a gated community known for its beautifully maintained grounds and active lifestyle, with amenities that include multiple pools, tennis and pickleball courts, a clubhouse, fitness center, and scenic walking paths throughout the neighborhood. Spoonbill Landings is not age restricted and pet friendly with a 50 pound limit. A comfortable villa well positioned within one of West Bradenton's most loved gated communities.

