



\$ 425,000



17616 Canopy Pl, Bradenton, FL 34211

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4665245
- » Single Family | 1,672 ft² | Lot: 7,767 ft²
- » More Info: 17616CanopyPl.IsForSale.com



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Remarks

Better Than New & Priced to Sell! This beautifully maintained 2023 home sits on an OVERSIZED, pie-shaped lot with serene pond views and full fencing—offering privacy, space, and room to relax. Upgraded tile flooring throughout the main living areas and a premium lot set this home apart from new construction. Located in a maintenance-free community, the low HOA covers lawn care, community pool access, and playgrounds—perfect for easy Florida living. Just outside the neighborhood, enjoy access to the upcoming Manatee County Sports Complex, brand-new County Library, Premier Sports Campus for soccer/lacrosse, a new Publix under construction, and a new K-8 school nearby—everything you need just minutes away! Enjoy your mornings on the screened lanai with southern exposure, sipping coffee while watching birds and wildlife over the tranquil water. With a re-sodded yard, thoughtful upgrades, and a prime location in the heart of Lakewood Ranch, this move-in-ready home is a rare opportunity at an exceptional value.

