



\$ 390,000



1225 Spoonbill Landings Cir, Bradenton, FL 34209

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4666609
- » Single Family | 1,334 ft² | Lot: 3,598 ft²
- » More Info: [1225SpoonbillLandingsCirBradenton.IsForSale.com](https://www.1225SpoonbillLandingsCirBradenton.IsForSale.com)



Ralph Faillace

941.713.9142

ralphfaillace@michaelsaunders.com

<http://www.floridagulfcoastre.com/>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office

4400 Manatee Avenue West

Bradenton, FL 34209

(941) 748-6300

Remarks

Dreams of coastal living with breathtaking water views have arrived at the coveted Perico Bay Club! This beautifully updated home blends luxury, comfort, and a laid-back beach vibe all in one. Step inside this bright, open floor plan featuring vaulted ceilings and updates galore — including a new roof and AC (2022), garage door, washer/dryer, and bathroom renovation (2021), plus a kitchen remodel, new awning, and water heater --ready for you to move right in! Enjoy a spacious living area ideal for entertaining or quiet evenings at home. The lanai opens to tranquil water views — the perfect spot for your morning coffee or an afternoon read. At Perico Bay Club, every day feels like vacation. Enjoy sparkling pools, kayak launch and storage, tennis and pickleball courts, shuffleboard, and a vibrant clubhouse filled with activities. Explore nearby Robinson and Neal Preserves, fish off the piers, or bike to the world-famous beaches of Anna Maria Island. This is the Florida lifestyle you've been dreaming of—easy, carefree, and filled with sunshine. Come see why so many love to call Perico Bay Club home!

