



\$ 375,000



866 Audubon Dr, Bradenton, FL 34209

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4639500
- » Condominium | 1,278 ft<sup>2</sup>
- » More Info: [866AudubonDrBradenton.IsForSale.com](http://866AudubonDrBradenton.IsForSale.com)



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#### Remarks

The perfect coastal getaway! Perico Bay Club is a gated-community that combines convenient location, amazing views and a maintenance-free lifestyle just 2.2 miles from the world-renowned sugar-sand beaches of Anna Maria Island! Wake up every morning to a beautiful water view and enjoy watching the famed white pelicans in the pond just below your second-floor unit. This "Kingfisher" floorplan features a calm, coastal themed décor with an updated kitchen featuring stainless steel appliances, two updated bathrooms, luxury plank flooring and volume ceilings in the main living areas plus a large tiled, screened-in lanai with expansive views. Shoreline Terraces II offers its own community pool and spa with convenient bathroom, plus fully funded reserves and a well-run association that maintains the building exterior, community areas, and all pool areas. Currently utilized as a Primary Residence, this unit is perfect for seasonal or year-round residence! The Perico Bay Clubhouse offers many opportunities to participate in social activities as well as a fitness center, lending library, several gathering spaces (both indoors and out), tennis and pickle ball courts, shuffleboard, kayak launch and storage and a second heated junior-olympic in-lanai pool. The community boardwalk is perfect for taking in all

