

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

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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 | 110             |
| Zoning         | R1C             |
| HOA Fees       | 600             |
| HOA Fees Freq. | Monthly         |

## Listing Details

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | MATTHEW GUTHRIE AND ASSOCIATES REALTY LLC |
|----------------|-------------------------------------------|

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Listing information last updated on October 31st, 2025 at 3:20am EDT