



\$ 1,375,000



1259 Tyne Ln, Bradenton, FL 34208

- » Beds: 3 | Baths: 3 Full, 2 Half
- » MLS #: A4626850
- » Single Family | 3,460 ft<sup>2</sup> | Lot: 13,504 ft<sup>2</sup>
- » More Info: [1259TyneLn.IsForSale.com](http://1259TyneLn.IsForSale.com)



**Noel Morton**  
 941.348.9129  
[noelmorton@michaelsaunders.com](mailto:noelmorton@michaelsaunders.com)  
<http://noelmorton.michaelsaunders.com/>

**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER  
 Sales Office  
 8325 Lakewood Ranch Blvd.  
 Lakewood Ranch, FL 34202  
 (941) 907-9595

Remarks

Embrace waterfront living at its finest in this exquisite riverfront residence with exceptional panoramic views of the majestic Manatee River. The "Asti" model was built in 2016 with stunning design choices. It's been beautifully upgraded and lovingly maintained by the original owner who is a professional builder. This estate style residence is a masterpiece of comfort, style and functionality, offering an unparalleled lifestyle in a truly idyllic setting. Enjoy breathtaking sunrises and tranquil evenings with full river views from almost anywhere in this spectacular home. The owner has ensured peace of mind with a whole house generator, replacement of all windows with impact resistant glass and hurricane protection for all doors! Additionally, a central vacuum, water softener system and reverse osmosis in the kitchen provide comfort. Boasting an exclusive riverfront location at the end of a no-thru-traffic street of only 8 homes with no neighbor on the left on ~1/3rd acre lot where peace and privacy reign. Enjoy the luxury of seamless indoor/outdoor living on the spacious lanai with its beautiful wood ceiling, complete outdoor kitchen, and the gas heated, sparkling saltwater pool and spa against the backdrop of nature's wonders. The main living area floors are finished in porcelain tile for beauty and

