

No photos available

8309 Grand Estuary Trail Unit 306

\$265,000

Condominium · Bradenton, FL 34212

2

beds

2

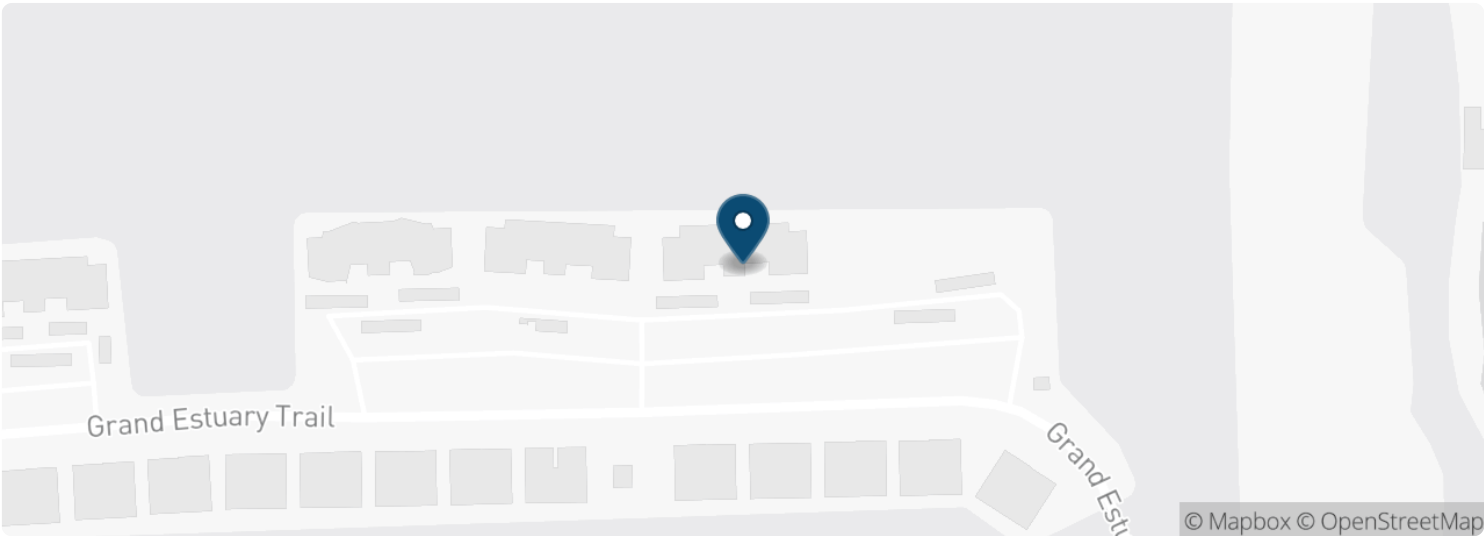
baths

1,156

sqft



Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2012	\$229	78 days	Aug 5, 2026	\$1,770 Quarterly	A4701971



Property overview

About this property

Golf membership is included with this third-floor condominium residence in River Strand Golf and Country Club. Designed to take full advantage of the beautiful water and golf course setting, this floor plan offers views from the kitchen, breakfast nook and living room, creating a bright, open living environment filled with natural light throughout the day. The breakfast nook is surrounded by windows for 180-degree views of the fairway and water. Sliding glass doors open to the spacious screened lanai, where beautiful skylscapes create the ideal ambiance for your favorite morning beverage or evening relaxation. Hurricane-impact windows and doors are among the residence's quality construction features. The open-concept layout features a primary suite with two walk-in closets, additional storage and an en-suite bath with walk-in shower. The guest bedroom is positioned on opposite side of the residence and also features an en-suite bath. Additional highlights include an indoor laundry room with a full-size washer and dryer, elevator access, a private storage room across from the elevator for bicycles or golf clubs, and an assigned covered carport. This residence may be sold furnished, excluding the primary bedroom furniture and all lamps. Ownership includes a golf membership to the 27-hole Arthur Hills-designed championship golf course, nine Har-Tru tennis courts, eight pickleball courts, resort-style and satellite pools, heated spa, a poolside tiki bar, two fitness centers and a newly renovated clubhouse with dining and an active social calendar, all within a 24-hour gated community. With 30-day minimum rentals permitted and transferable membership, this residence is equally suited as a full-time home, seasonal retreat or investment opportunity, conveniently near Interstate 75, Lakewood Ranch, University Town Center shopping and dining, downtown Sarasota and Bradenton, and the beaches of Siesta Key, Lido Key, Longboat Key and Anna Maria Island. The seller has paid all current community assessments, including the recently completed multimillion-dollar clubhouse renovation. Discover the exceptional lifestyle that accompanies ownership in River Strand Golf and Country Club.

Key features

LEVELS
One
LOT
.03 acres
FACES
South
PARKING
Covered, Guest, Assigned
OUTDOOR
Screened, Enclosed, Covered
VIEW
Water, Golf Course
COMMUNITY
Gated · Clubhouse, Pool, Golf, Fitness Center, Tennis Court(s)
HOA COVERS
Water, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure, Sewer
PETS
Size Limit, Number Limit

Property & ownership details

Home

Property type	Condominium	Year built	2012
Faces	South	Rooms	7
Building stories	4	Living area	1,156 sqft
Total building area	1,260 sqft	Levels	One
Bedrooms	2	Bathrooms	2
Full bathrooms	2	Cooling	Central Air
Heating	Electric	Lot size	1.03 acres
Construction materials	Block, Stucco	Roof	Tile

Accommodation & amenities

Appliances	Disposal, Dryer, Refrigerator, Electric Water Heater, Microwave, Range, Washer, Dishwasher	Flooring	Tile
Laundry	Laundry Closet, Inside	Exterior features	Lighting, Storage
Patio and porch	Screened, Enclosed, Covered	View	Water, Golf Course
Window features	Window Treatments, Blinds		

Parking & access

Carport	Yes	Carport spaces	1
Covered spaces	1	Parking features	Covered, Guest, Assigned
Road surface	Paved	Security features	Gated Community

Community & HOA

Primary association	PMI Adventure Coast - Dana Reeves	Primary association fee	\$1,700
Primary fee frequency	Quarterly	Secondary association	Heritage Harbour Master Association
Secondary association fee	\$70	Secondary fee frequency	Quarterly
Land lease	No	Senior community	No
Association amenities	Recreation Facilities, Tennis Court(s), Clubhouse, Spa/Hot Tub, Fitness Center, Other, Gated, Golf Course, Security, Pool		
Association fee includes	Water, Internet, Trash, Cable TV, Insurance, Security, Maintenance Structure, Sewer	Community features	Clubhouse, Pool, Golf, Fitness Center, Tennis Court(s), Sidewalks, Restaurant
Pets allowed	Size Limit, Number Limit		

Utilities & services

Utilities	Electricity Connected
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Price & sale history

Date	Event	Price	Change
Aug 5, 2026	Listed for sale MLS #A4701971	\$265,000	—

History may be incomplete.

Stellar MLS / IDX



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