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## A4676402 7118 HAWKS HARBOR CIR, BRADENTON, FL 34207



**County:** Manatee  
**Subdiv:** HAWKS HARBOR  
**Subdiv/Condo:**  
**Beds:** 4  
**Baths:** 4/1  
**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** 6 Months  
**Garage:** Yes **Attach:** Yes **Spcs:** 5  
**Garage/Parking Features:** Oversized, Under Building, Workshop in Garage  
**Assigned Spcs:**  
**LP/SqFt:** \$811.14  
**Home Warranty Y/N:** No  
**New Construction:** No  
**Total Annual Assoc Fees:** \$5,196.00  
**Average Monthly Fees:** \$433.00  
**Flood Zone Code:** AE

**Status:** Active  
**On Market Date:** 01/02/2026  
**List Price:** \$2,650,000  
**Year Built:** 2005  
**Special Sale:** None  
**ODOM:** 1  
**ADOM:** 3  
**CDOM:** 94  
**Pets:** Yes  
**Max Times per Yr:**  
**Carport:** No **Spcs:**  
**Heated Area:** 3,267 SqFt / 304 SqM  
**Total Area:** 6,144 SqFt / 571 SqM

A luxury waterfront gated community residence in Hawks Harbor with 4 bedrooms and 4 1/2 bathrooms, pool and hot tub, airconditioned five car garage with epoxy floors, storage and workshop for the car enthusiast, dock with 16,000lb lift ideally located just minutes from downtown Sarasota and the Gulf Coast's award-winning beaches. A wall of windows and soaring ceilings fill the great room with natural light. The open-concept layout flows into the recently updated kitchen featuring quartz countertops, new appliances, a butler's pantry, and both casual and formal dining areas. The main level includes the spacious primary suite along with a second en suite guest bedroom. Upstairs, two additional en suite bedrooms open onto a private 21-foot balcony with tranquil views. An elevator services all three levels for ease and comfort. Step outside to enjoy the saltwater, heated pool and spa, retractable screened lanai, and lush tropical landscaping. Improvements during the recent remodel include the kitchen and bathrooms, tile flooring, carpet, lighting, and hardware throughout, plantation shutters, UV-tinted windows, garage with epoxy floors, LED lighting, custom cabinetry, dock and patio upgrades, resurfaced pool and spa with new tile, pump, jets, pavers, and over 30 new low-voltage landscape lighting fixtures. With direct access to Sarasota Bay and no bridges standing between you and the open water, you will be just minutes away from the area's beautiful, world-renowned beaches. The prime location of Hawks Harbor places you conveniently between downtown Sarasota and Bradenton, providing easy access to Sarasota Airport, fine dining options, shopping hotspots, St. Armand's Circle, Anna Maria Island, Lido Key, IMG Academy, and much more.

### Land, Site, and Tax Information

**Legal Desc:** LOT 17 HAWKS HARBOR PI#66636.1085/9  
**SE/TP/RG:** 26-35S-17E  
**Subdivision #:**  
**Between US 1 & River:**  
**Tax ID:** [6663610859](#)  
**Taxes:** \$18,125  
**Homestead:** Yes  
**Alt Key/Folio #:** 6663610859

**Ownership:** Fee Simple  
**SW Subd Condo#:**  
**Flood Zone:** AE  
**Floors in Unit/Home:** Three Or More  
**Book/Page:** 35-70  
**Total # of Floors:** 2  
**Land Lease Y/N:** No

**Land Lease Fee:**

**Lot Dimensions:**  
**Water Frontage:** Yes-Canal Front  
**Water Frontage Lengths (in feet):**  
**Canal - Front** 95  
**Water Access:** Yes-Bay/Harbor, Canal - Saltwater  
**Water View:** Yes-Canal

**Zoning:** PDR/A1  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2024  
**AG Exemption YN:**

**CDD:** No Annual CDD Fee  
**Complex/Comm Name:**  
**SW Subd Name:** Hawks Harbor  
**Flood Zone Date:** 08/10/2021  
**Floor #:**  
**Census Block:** 1  
**Bldg Name/#:**

**Block/Parcel:**  
**Front Exposure:** West  
**Lot #:** 17  
**Other Exemptions:**

**Flood Zone Panel:** 12081C0312F  
**Planned Unit Dev:**  
**Census Tract:** 001002

**Lot Size Acres:** 0.19  
**Lot Size:** 8,172 SqFt / 759 SqM

**Water Extras:** Yes-Bridges - No Fixed Bridges, Lift

### Interior Information

**A/C:** Central Air, Zoned  
**Heat/Fuel:** Central, Zoned  
**Utilities:** Electricity Connected, Sewer Connected, Water Connected  
**Sewer:** Public Sewer  
**Water:** Public  
**Furnishings:** Furnished  
**Fireplace:** Yes-Gas  
**Heated Area Source:** Public Records

**Appliances Incl:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Wine Refrigerator  
**Flooring Covering:** Carpet, Porcelain Tile  
**Interior Feat:** Built in Features, Ceiling Fans(s), Eating Space In Kitchen, Elevator, High Ceiling(s), Kitchen/Family Room Combo, Split Bedroom, Walk-In Closet(s), Window Treatments

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Primary Bedroom	Second	16x15	Carpet	Walk-in Closet	En Suite Bathroom
Living Room	First	18x14	Tile	No Closet	
Kitchen	First	13x13	Tile	No Closet	
Dining Room	First	12x10	Tile	No Closet	
Study/Den	First	14x10	Carpet	Built-in Closet	En Suite Bathroom
Bedroom 2	Second	15x10	Carpet	Walk-in Closet	En Suite Bathroom
Bedroom 3	Second	14x14	Carpet	Walk-in Closet	En Suite Bathroom

### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Tile

**Property Description:**

**Ext Features:** Balcony, Irrigation System, Lighting, Rain Gutters, Sliding Doors

**Pool:** Private

**Pool Features:** Heated, In Ground

**Patio And Porch Features:** Deck

**Foundation:** Slab

**Garage/Parking Features:** Oversized, Under Building, Workshop in Garage

**Road Surface Type:** Asphalt

**Garage Dim:**  
**Architectural Style:**

**Pool Dimensions:**

**Spa:** No

#### Green Features

**Green Energy Generation:**

**Green Energy Generation Y/N:** No

#### Community Information

**Community Features:** Buyer Approval Required

**HOA / Comm Assn:** Yes

**HOA Pmt Sched:** Monthly

**Assn/Manager Name:** Colleen Fletcher - Dellcor Management

**Assn/Manager Phone:** 941-358-3366

**Master Assn/Name:** No

**Condo Fee:**

**Max Pet Wt:**

**Elementary School:** [Bayshore Elementary](#)

**Association Approval Required:** Yes

**Lease Restrictions:** Yes

**Approval Process:** x

**Additional Lease Restrictions:** x

#### Dock Information

**Dock Y/N** Yes

**Dock Yr Blt**

**Dock Dim**

**Dock Maint Fee**

**Dock Lift Capacity** 16,000

**Dock Description**

#### Realtor Information

**List Agent:** [Michael Moulton](#)

**List Agent E-mail:** [michaelmoulton@michaelsaunders.com](mailto:michaelmoulton@michaelsaunders.com)

**List Agent 2:** [Stephen Weeks](#)

**List Agent 2 Email:** [stephenweeks@michaelsaunders.com](mailto:stephenweeks@michaelsaunders.com)

**List Office:** [MICHAEL SAUNDERS & COMPANY](#)

**Original Price:** \$2,650,000

**On Market Date:** 01/02/2026

**Previous Price:**

**Seller Representation:** Transaction Broker

**Occupant Type:** Owner

**Owner:** ON RECORD

**Financing Avail:** Cash, Conventional

**Confidential Info:**

**Showing Instructions:** No Lockbox, Use ShowingTime Button

**Showing Considerations:**

**Driving Directions:** US 41 to west on 69TH AVE W then Left into Hawks Harbor community then through the gate, second left, home on the left

**Realtor Remarks:**

**Documents and Disclosures**

Flood Disclosure

**Status of Documents and Disclosures**

Attached

#### Seller's Preferred Closing Agent

**Closing Agent Name:**

**Phone:**

**Email:**

**Fax:**

**Address:** , Florida

**Closing Company Name:**

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