



MICHAEL MOULTON
Certified Residential Specialist
Broker-Associate

EXTRAORDINARY *properties*

UNRIVALED *expertise*

EXCEPTIONAL *results*

941.928.3559

MichaelMoulton@michaelsaunders.com
SarasotasFinestProperties.com



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 **Attch:** Yes **Spcls:** 5
Garage/Parking Features: Oversized, Under Building, Workshop in Garage
Assigned Spcls:
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 **Spcls:**
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 ½ 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 Dimensions:

Spa: No

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

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](#)

HOA Fee: \$433.00 / Required

Mo Maint\$(add HOA):

Assn/Manager Email: colledn@dellcor.com

Assn/Manager URL:

Master Assn Fee:

Other Fee:

Pet Restrictions: no restrictions

Middle School: [Electa Arcotte Lee Magnet](#)

Master Assn Ph:

Housing for Older Per: No

Years of Ownership Prior to Leasing Required: No

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

List Agent 2: [Stephen Weeks](#)

List Agent 2 Email: stephenweeks@michaelsaunders.com

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

Original Price: \$2,650,000

On Market Date: 01/02/2026

Previous Price:

List Agent ID: 281502925

List Agent Fax: 941-383-5860

List Agent 2 ID: 281503087

List Office Fax: 941-383-5860

Price Change: 01/02/2026

Listing Service Type: Full Service

Owner Phone:

Listing Type: Exclusive Right To Sell

List Agent Direct: 941-928-3559

List Agent Cell: 941-928-3559

List Agent 2 Phone: 941-504-3689

Call Center #: 941-308-7777

List Office ID: 281502004

List Office Phone: 941-383-7591

LP/SqFt: \$811.14

Expiration Date: 06/30/2026

Delayed Distribution YN: No

Delayed Dist. Date:

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

Status of Documents and Disclosures

Flood Disclosure

Attached

Seller's Preferred Closing Agent

Closing Agent Name:

Email:

Address: , Florida

Closing Company Name:

Phone:

Fax:

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

All content displayed within this website is deemed reliable, but not guaranteed. Website users are advised to verify all information with their real estate representative. Copyright© My Florida Regional MLS DBA Stellar MLS. [Digital Millenium Copyright Act Take Down Notice](#)

Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.