

11610 WOODLEAF DRIVE LAKEWOOD RANCH FL 34211

<https://candiscarmichael.com>



BETTER-THAN-NEW WITH A WATER VIEW! Tucked away on a quiet, low-traffic street in Woodleaf Hammock — a BOUTIQUE ACTIVE-LIFESTYLE, GATED COMMUNITY in the heart of Lakewood Ranch, this IMMACULATELY MAINTAINED, MOVE-IN READY 3-bedroom, 2.5-bathroom townhome boasts NEARLY 2,000 SQFT, an OVERSIZED TWO-CAR GARAGE & a COVETED MID-POND VIEW. Everything about this townhome epitomizes EASY & [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1961 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRTB8506577



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8506577>

Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 2888 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Townhouse

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1961 sq ft

Year built: 2020

SubdivisionName: WOODLEAF HAMMOCK PH I

GarageSpaces: 2

Location Details

Township: 34S

Road Responsibility: Public Maintained Road

Middle Or Junior School: Dr Mona Jain Middle

Road Surface Type: Paved

Elementary School: Gullett Elementary

High School: Lakewood Ranch High

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile

Patio And Porch Features: Covered, Rear Porch, Screened

Waterfront Features: Pond

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Roof: Shingle

Window Features: ENERGY STAR Qualified Windows

Vegetation: Mature Landscaping

Water Source: Public

Cooling: Central Air, Humidity Control

Furnished: Negotiable

Appliances: Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

Laundry Features: Laundry Room, Upper Level

Waterfront YN: Yes

Parking Features: Deeded, Driveway, Guest, Oversized

Attached Garage YN: Yes

Pets Allowed: Breed Restrictions, Yes

Fencing: Vinyl

Security Features: Gated Community, Smoke Detector(s)

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Sewer Connected, Underground Utilities, Water Connected

View: Water

Sewer: Public Sewer

Heating: Central, Electric, Heat Pump

Lot Features: In County, Street Dead-End, Paved

Property Details

Subdivision Name: WOODLEAF HAMMOCK PH I

Levels: Two

Builder Name: MERITAGE HOMES

Foundation Details: Slab

Listing Terms: Cash, Conventional, VA Loan

Parcel Number: 579996359

Direction Faces: North

Builder Model: BURBANK

Construction Materials: Block, Stucco, Vinyl Siding, Frame

Property Condition: Completed



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Association Information

Association YN: Yes

Association Fee: 399.05

Association Fee Frequency:
Quarterly

Association Fee Includes: Common Area Taxes, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities, Security

Association Amenities: Fence Restrictions, Gated, Maintenance, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security

Community Features: Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks, Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,464

Tax Other Annual Assessment Amount: 1455

Tax Legal Description: LOT 127, WOODLEAF HAMMOCK PH I PI #5799.9635/9

Tax Lot: 127

Green Building Info

Green Water Conservation: Low-Flow Fixtures

Green Indoor Air Quality: HVAC Cartridge/Media Filter, HVAC Filter MERV 8+, HVAC UV/Elec. Filtration, No/Low VOC Cabinets/Counters, No/Low VOC Paint/Finish, Ventilation

Green Energy Efficient: Appliances, HVAC, Insulation, Lighting, Roof, Thermostat, Water Heater, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen		First		
Living Room		First		
Dining Room		First		
Primary Bedroom	16x15	Second	15	16
Primary Bathroom		Second		

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Smoke Detector(s)

WindowFeatures: ENERGY STAR Qualified Windows

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fiber Optics, Sewer Connected, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer, Water Softener

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air, Humidity Control

CommunityFeatures: Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Playground, Pool, Sidewalks, Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details



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NewConstructionYN: No

Heating: Central, Electric, Heat Pump

Exterior material: Block, Frame, Stucco, Vinyl Siding **Roof:** Shingle

Parking: Deeded, Driveway, Guest, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation
Equipment

Showing Requirements: Supra Lock Box, Gate Code
Required, ShowingTime



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