

12672 FONTANA LOOP BRADENTON FL 34211

https://candiscarmichael.com



\$1,149,900



Stunning Trevi Model in Esplanade Golf and Country Club, Lakewood Ranch! This meticulously maintained 3-bedroom, den, 3.5-bath gem is for sale with no mandatory golf membership. Boasting a chef's kitchen with top-line cabinetry, stainless steel appliances, built-in oven, five-burner gas cooktop, upgraded flooring, and elegant crown molding, plantation shutters, dry bar, and courtyard with fountain. [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2738 sq ft



Courtesy of

Listing Office: CHARLES RUTENBERG REALTY INC

Status: Active

Office ID: MFR260000779

MLS ID: MFRTB8437511



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/TB8437511>

Basics

Bathrooms Full: 3

Date added: Added 8 hours ago

Type: Residential

Bathrooms: 4 baths

Area, sq ft: 2738 sq ft

Year built: 2014

ListOfficeName: CHARLES RUTENBERG REALTY INC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Lot size, sq ft: 10328 sq ft

SubdivisionName: ESPLANADE PH II

GarageSpaces: 2

Location Details

Township: 35

Road Surface Type: Asphalt

Elementary School: Gullett Elementary **Middle Or Junior School:** Dr Mona Jain Middle

High School: Lakewood Ranch High

Property Features



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Interior Features: Ceiling Fans(s), Central Vacuum, Chair Rail, Crown Molding, Dry Bar, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Laminate, Tile

Pool Private YN: Yes

Spa YN: Yes

Fireplace YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Awning(s), Courtyard, French Doors, Garden, Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central, Natural Gas

Appliances: Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Pool Features: Deck, Gunite, Heated, In Ground, Lighting, Pool Sweep, Salt Water, Screen Enclosure

Spa Features: Heated, In Ground

Fireplace Features: Electric, Living Room

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Tile

Water Source: Public

Cooling: Central Air

Property Details

Subdivision Name: ESPLANADE PH II

Levels: Two

Foundation Details: Slab

Listing Terms: Cash, Conventional, Trade, FHA, Owner Financing, USDA Loan, VA Loan

Parcel Number: 579916259

Direction Faces: East

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 1885



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 1424

Tax Lot: 45

Tax Annual Amount: \$6,052

Tax Legal Description: LOT 45 ESPLANADE PH II
PI#5799.1625/9

Rooms

Room type	Dimensions	Level	Length	Width
Great Room	19x18	First	18	19
Kitchen	24x14	First	14	24
Primary Bedroom	18x13	First	13	18
Den	11x11	First	11	11
Bathroom 2	14x13	First	13	14
Bathroom 3	12x12	Second	12	12
Family Room	22x13	Second	13	22

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

PoolFeatures: Deck, Gunitite, Heated, In Ground, Lighting, Pool Sweep, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), Central Vacuum, Chair Rail, Crown Molding, Dry Bar, Eat-in Kitchen, Electric, High Ceilings, Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: Yes

Cooling: Central Air

ExteriorFeatures: Awning(s), Courtyard, French Doors, Garden, Hurricane Shutters, Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors

Utilities: Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

Amenities: Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Block

Heating: Central, Natural Gas

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Appointment Only, See Remarks, ShowingTime



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