

# 12672 FONTANA LOOP BRADENTON FL 34211

<https://candiscarmichael.com>



\$950,000

This is a great opportunity to make this unique and stunning Trevi Model in the premier Esplanade Golf and Country Club, Lakewood Ranch YOURS! Owners are ready to make a deal, offering partial seller financing if needed or desired. This meticulously maintained 3-bedroom, den, 3.5-bath gem is for sale with no mandatory golf membership. Boasting [...]

- 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](mailto:RealtorCandis@gmail.com)



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## Description

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

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 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

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## 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

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## 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

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## 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

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 1885



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## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$6,052

**Tax Other Annual Assessment Amount:** 1424

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

**Tax Lot:** 45

## 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



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**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 Vaccum, 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

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Natural Gas

**Roof:** Tile

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## 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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