

# 12819 COASTAL BREEZE WAY BRADENTON FL 34211

<https://candiscarmichael.com>



\$696,000



Experience the pinnacle of Florida living in this meticulously updated residence located in the highly sought-after, gated community of Indigo at Lakewood Ranch. This 2,220-square-foot water-view home offers a thoughtfully designed open floor plan featuring 3 bedrooms plus a versatile den/office space, 2.5 bathrooms, and a private primary suite boasting dual walk-in closets. Recent high-value [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2220 sq ft



## Courtesy of

**Listing Office:** REDFIN CORPORATION

**Status:** Active

**Office ID:** MFR780118

**MLS ID:** MFRTB8478631



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

### Virtual Tour:

<https://www.zillow.com/view-imx/f1fddebb-bbb0-4bd3-9f3b-78e172108f31?wl=true&setAttribution=mls&initialViewType=pano>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8991 sq ft

**View:** Pool, Water

**ListOfficeName:** REDFIN CORPORATION **GarageSpaces:** 2

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2220 sq ft

**Year built:** 2018

**SubdivisionName:** INDIGO PH VI SUBPHASE 6A 6B & 6C

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## Location Details

**Township:** 35S

**Road Surface Type:** Paved

**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), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Carpet, Luxury Vinyl

**Patio And Porch Features:** Covered, Front Porch, Patio, Rear Porch, Screened

**Pool Features:** In Ground, Lighting, Salt Water, Screen Enclosure

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Lighting, Private Entrance, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Security Features:** Gated Community, Secured Garage/Parking

**Utilities:** Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Electric

**Lot Features:** Landscaped

**Appliances:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Covered, Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**Window Features:** Blinds

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** INDIGO PH VI SUBPHASE 6A 6B & 6C

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 578718309

**Direction Faces:** South

**Construction Materials:** Block

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Amenities:** Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Sauna, Spa/Hot Tub

**Association Fee:** 1161

**Association Fee Includes:** Pool, Maintenance Grounds, Recreational Facilities

**Community Features:** Gated Community - No Guard, Playground, Pool, Sidewalks, Street Lights

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## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1810

**Tax Lot:** 296

**Tax Annual Amount:** \$7,347

**Tax Legal Description:** LOT 296 INDIGO PH VI SUBPH 6A, 6B & 6C PI#5787.1830/9

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## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Gated Community - No Guard, Playground, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Lighting, Private Entrance, Private Yard, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Electricity Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Security Features:** Gated Community, Secured Garage/Parking

**WindowFeatures:** Blinds

**PoolFeatures:** In Ground, Lighting, Salt Water, Screen Enclosure

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Parking:** Covered, Driveway

**Heating:** Electric

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Entrance, Private Yard

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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