

# 13208 SAW PALM CREEK TRAIL BRADENTON FL 34211

<https://candiscarmichael.com>



One or more photo(s) has been virtually staged. Bring your offers, motivated seller!  
U.S. News & World Report's list of Best Places to Live, including Sarasota, which came in as the No. 11 best place to live in the United States. This Lakewood Ranch property has a location, amenities, schools, and is in pristine condition. [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2340 sq ft



## Call us now

Phone: 727-888-3292

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



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# Courtesy of

**Listing Office:** LPT REALTY

**Office ID:** MFR261016803

**Status:** Active

**MLS ID:** MFRA4600744

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## Description

**Virtual Tour:**

[https://www.zillow.com/view-imx/a09d6790-846e-4317-9667-31f6ab0c60d9?initialViewType=pano&utm\\_source=dashboard](https://www.zillow.com/view-imx/a09d6790-846e-4317-9667-31f6ab0c60d9?initialViewType=pano&utm_source=dashboard)

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 3 days ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 3 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 2340 sq ft

**Lot size, sq ft:** 9013 sq ft

**Year built:** 2020

**SubdivisionName:** SAVANNA AT LAKEWOOD RANCH PH III  
3ABD

**ListOfficeName:** LPT REALTY

**GarageSpaces:** 3

**ListAOR:** mfrmls

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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, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Window Treatments

**Flooring:** Carpet, Luxury Vinyl

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors

**Security Features:** Gated Community

**Water Source:** Public

**Cooling:** Central Air

**Lot Features:** Paved

**Appliances:** Convection Oven, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Concrete, Tile

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

**Sewer:** Public Sewer

**Heating:** Natural Gas

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## Property Details

**Subdivision Name:** SAVANNA AT LAKEWOOD RANCH PH III 3ABD

**Parcel Number:** 580037809

**Levels:** One

**Direction Faces:** Southwest

**Builder Name:** Meritage

**Builder Model:** Meyer

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 224.67

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool, Maintenance Structure

**Association Amenities:** Basketball Court, Clubhouse, Gated, Park, Playground, Pool, Recreation Facilities

**Community Features:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks



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## Fees&Taxes

**Tax Year:** 2023

**Tax Annual Amount:** \$1,808

**Tax Other Annual Assessment Amount:** 1766

**Tax Legal Description:** LOT 262 SAVANNA AT LAKEWOOD RANCH PH III SUBPH 3A, 3B & 3D & A REPLAT OF A PORTION OF TRACT 400 SAVANNAH AT LWR PH I PI#5800.3780/9

**Tax Lot:** 262

## Rooms

| Room type       | Dimensions | Level | Length | Width |
|-----------------|------------|-------|--------|-------|
| Great Room      | 14x21      | First | 21     | 14    |
| Dinette         | 10x10      | First | 10     | 10    |
| Primary Bedroom | 13x16      | First | 16     | 13    |
| Den             | 13x11      | First | 11     | 13    |
| Bedroom 2       | 10x11      | First | 11     | 10    |
| Bedroom 3       | 10x10      | First | 10     | 10    |
| Bedroom 4       | 13x11      | First | 11     | 13    |
| Kitchen         | 9x9        | First | 9      | 9     |

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community

**ExteriorFeatures:** Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors

**Features:** Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Water Connected

**Amenities:** Convection Oven, Dishwasher, Disposal, Dryer, Ice Maker, Microwave, Range, Refrigerator, Washer

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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Natural Gas

**Roof:** Concrete, Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Disclosures:** Seller Property Disclosure

**Showing Requirements:** Supra Lock Box, Appointment Only, Lock Box Electronic, ShowingTime

**Home Warranty YN:** Yes

**Occupant Type:** Owner



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