



What an Opportunity! This 2025 3/3 home is available for sale in New Construction condition, in the sought after Lorraine Lakes Village of Lakewood Ranch. No wait time to move into a beautiful home. Resort Style living is the heart of the community with numerous activities for the entire family to enjoy. Restaurant, Resort Pool, [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1849 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4682573

Description



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



Basics

Bathrooms Full: 3	Date added: Added 2 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 3 beds	Bathrooms: 3 baths
Half baths: 0 half baths	Area, sq ft: 1849 sq ft
Lot size, sq ft: 7087 sq ft	Year built: 2025
SubdivisionName: LORRAINE LAKES PH IIB-3 & IIC	ListOfficeName: EXP REALTY LLC
GarageSpaces: 2	ListAOR: mfrmls

Location Details

Township: 35	Road Surface Type: Asphalt
Road Responsibility: Private Maintained Road	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), Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

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

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Private Yard, Sprinkler Metered

Security Features: Gated Community, Key Card Entry, Security System, Smoke Detector(s)

Architectural Style: Contemporary

Vegetation: Trees/Landscaped

Sewer: Public Sewer

Heating: Heat Pump

Accessibility Features: Accessible Approach with Ramp, Accessible Bedroom, Accessible Closets, Accessible Common Area, Accessible Doors, Accessible Entrance, Accessible Full Bath, Accessible Central Living Area

Appliances: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Tankless Water Heater

Laundry Features: Laundry Room

Parking Features: Common, Driveway, Garage Door Opener, Ground Level, Off Street

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK, Number Limit

Roof: Tile

Window Features: Shutters

Utilities: Electricity Connected, Fire Hydrant, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Water Source: None

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: LORRAINE LAKES PH IIB-3 & IIC

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional

Parcel Number: 581271659

Direction Faces: South

Construction Materials: Stucco

Property Condition: Completed

Association Information



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THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 855

Association Amenities: Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Handicap Modified, Lobby Key Required, Maintenance, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 2000

Tax Lot: 1320

Tax Annual Amount: \$1,934

Tax Legal Description: LOT 1320 PH IIC, LORRAINE LAKES PH IIB-3 & IIC-1, IIC-2 IIC-3, IIC-4, IIC-5 & IIC-6 PI#5812.7165/9

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x15	First	15	14
Bathroom 2	10x10	First	10	10
Bathroom 3	10x12	First	12	10
Great Room	19x18	First	18	19
Dining Room	19x8	First	8	19
Kitchen	10x18	First	18	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Gated Community, Key Card Entry, Security System, Smoke Detector(s)

WindowFeatures: Shutters

Utilities: Electricity Connected, Fire Hydrant, Natural Gas Connected, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Tankless Water Heater

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Wheelchair Access, Street Lights

ExteriorFeatures: Private Yard, Sprinkler Metered

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Building Details

ArchitecturalStyle: Contemporary **NewConstructionYN:** No

Heating: Heat Pump

Exterior material: Stucco

Roof: Tile

Parking: Common, Driveway, Garage Door Opener,
Ground Level, Off-street

Miscellaneous

Ownership: Fee Simple

Home Warranty YN: Yes

Occupant Type: Owner

Other Equipment: Private
Yard

Showing Requirements: Supra Lock Box, Appointment Only,
Call Listing Agent, Contact Call Center



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