

16974 HAWK COURT PUNTA GORDA FL 33982  
https://candiscarmichael.com



Welcome to this beautifully upgraded Carrington villa in The Preserve at Babcock Ranch! This 2-bedroom, 2-bath plus den home offers the perfect blend of comfort, style, and low-maintenance Florida living. Enjoy peaceful mornings and relaxing evenings from your screened lanai overlooking a private preserve, where nature provides a serene backdrop with no rear neighbors. Built [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1516 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRC7528006



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://youtu.be/SAl0Knn8EyY>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1516 sq ft

**Year built:** 2024

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 5335 sq ft

**SubdivisionName:** BABCOCK RANCH COMMUNITY PRESER

**GarageSpaces:** 2

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## Location Details

**Township:** 42S

**Road Surface Type:** Paved

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## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

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## Property Details

**Subdivision Name:** BABCOCK RANCH COMMUNITY PRESER

**Levels:** One

**Foundation Details:** Block

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

**Parcel Number:** 422629106048

**Direction Faces:** Southeast

**Construction Materials:** Block

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 938

**Community Features:** Dog Park

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## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 1797

**Tax Lot:** 2132

**Tax Annual Amount:** \$5,868

**Tax Legal Description:** BPR 000 0000 2132 BABCOCK RANCH COMMUNITY PRESERVE LOT 2132 3362597



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# Rooms

| Room type           | Dimensions | Level | Length | Width |
|---------------------|------------|-------|--------|-------|
| Balcony/Porch/Lanai | 15x8       | First | 8      | 15    |
| Primary Bedroom     | 13x14      | First | 14     | 13    |
| Bedroom 2           | 10x12      | First | 12     | 10    |
| Bathroom 3          | 11x11      | First | 11     | 11    |
| Great Room          | 14x16      | First | 16     | 14    |
| Kitchen             |            | First |        |       |

# Amenities & Features

- Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Dog Park

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator
- GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony

**Features:** Ceiling Fans(s)

# Building Details

**NewConstructionYN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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