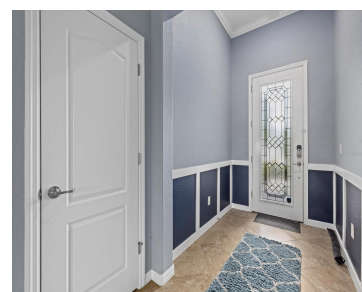


# 17018 BLUE RIDGE PLACE BRADENTON FL 34211

<https://candiscarmichael.com>



Welcome to Polo Run at Lakewood Ranch — where modern living meets peaceful water views. This beautifully upgraded 3-bedroom, 2-bath home is nestled in one of the most sought-after communities in Lakewood Ranch. With a serene lake view out back and room to add your dream pool, this home offers the perfect combination of comfort, [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1649 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRA4652257



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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/A4652257>

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## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1649 sq ft

**Year built:** 2017

**SubdivisionName:** POLO RUN PH I-A & I-B

**GarageSpaces:** 2

**Date added:** Added 2 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 6891 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 35S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Ceiling Fans(s), Crown Molding, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Roof:** Tile

**View:** Water

**Sewer:** Public Sewer

**Heating:** Natural Gas

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Inside

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

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

**Water Source:** Public

**Cooling:** Central Air

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## Property Details

**Subdivision Name:** POLO RUN PH I-A & I-B

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional

**Parcel Number:** 581524609

**Direction Faces:** North

**Construction Materials:** Block, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 1161

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## Fees&Taxes



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**Tax Year:** 2024

**Tax Annual Amount:** \$5,526

**Tax Other Annual Assessment Amount:** 2221

**Tax Legal Description:** LOT 192 POLO RUN PH IA & IB PI#5815.2460/9

**Tax Lot:** 192

## Rooms

Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

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

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**Features:** Ceiling Fans(s), Crown Molding, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)



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## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Heating:** Natural Gas

**Roof:** Tile

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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