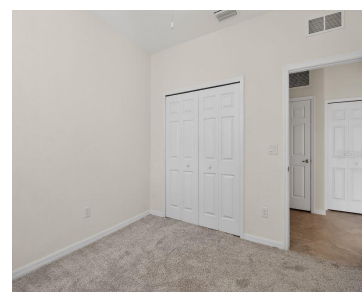


# 17604 WAYSIDE BEND PUNTA GORDA FL 33982

<https://candiscarmichael.com>



Location, Location! Own this villa located in the beautiful solar powered community of Babcock Ranch. The villa features two bedrooms, two full baths and a bonus room for your office or made into an additional bedroom. All underground utilities. HOA fees covers lawn maintenance, landscaping, high speed internet and exterior painting, last painted 1/13/2025. Home [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1564 sq ft



## Courtesy of

**Listing Office:** FLAT FEE MLS REALTY

**Status:** Active

**Office ID:** MFR261555850

**MLS ID:** MFRTB8414059



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/TB8414059>

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## Basics

**Bathrooms Full:** 2

**Category:** Villa

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1564 sq ft

**Year built:** 2019

**SubdivisionName:** BABCOCK RANCH COMMUNITY PH 2A

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 4670 sq ft

**View:** Garden

**ListOfficeName:** FLAT FEE MLS REALTY

**ListAOR:** mfrmls

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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), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments

**Flooring:** Carpet, Ceramic Tile

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

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

**Security Features:** Fire Alarm, Secured Garage/Parking, Smoke Detector(s)

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

**View:** Garden

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** In County, Level, Sidewalk, Paved

**Appliances:** Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**Laundry Features:** Corridor Access, Inside

**Parking Features:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Off Street

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Window Features:** Blinds, Shutters

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Accessibility Features:** Accessible Approach with Ramp, Accessible Bedroom, Accessible Entrance, Accessible Full Bath, Accessible Hallway(s), Accessible Kitchen, Accessible Central Living Area, Central Living Area

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## Property Details

**Subdivision Name:** BABCOCK RANCH COMMUNITY PH 2A

**Levels:** One

**Direction Faces:** East

**Construction Materials:** Block, Stucco

**Parcel Number:** 422632205009

**Property Attached YN:** Yes

**Foundation Details:** Slab

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

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Golf Course, Optional Additional Fees, Park, Playground, Pool, Recreation Facilities, Security, Shuffleboard Court, Tennis Court(s), Vehicle Restrictions

**Association Fee:** 306

**Association Fee Includes:** Common Area Taxes, Pool, Internet, Maintenance Grounds, Management, Recreational Facilities, Security, Trash

**Community Features:** Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 1900

**Tax Lot:** 619

**Tax Annual Amount:** \$5,970

**Tax Legal Description:** BCR 02A 0000 0619 BABCOCK RANCH PHASE 2A LT 619 4355/1241 4458/1588 4852/2021

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x14	First	14	14
Kitchen	11x11	First	11	11
Living Room	18.33x18.33	First	18.33	18.33
Bathroom 1	9.8x9.8	First	9.8	9.8
Bonus Room	11x11	First	11	11
Bathroom 2	7.7x7.7	First	7.7	7.7
Bedroom 2	11x11	First	11	11

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Fire Alarm, Secured Garage/Parking, Smoke Detector(s)

**WindowFeatures:** Blinds, Shutters

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

**Amenities:** Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**CommunityFeatures:** Deed Restrictions, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

**Features:** Ceiling Fans(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Off-street

**Heating:** Central, Natural Gas

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Vacant

**Showing Requirements:** Combination Lock Box



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