

1762 BOTTLEBRUSH WAY NORTH PORT FL 34289

<https://candiscarmichael.com>



We are delighted to present an extraordinary residential offering within the esteemed Cedar Grove at The Woodlands community. This meticulously designed two-story home redefines versatile living, catering to both dynamic family needs and sophisticated entertaining. Step inside to discover a thoughtfully articulated floor plan featuring four generously proportioned bedrooms, with the unique flexibility to effortlessly [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2971 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRC7526558



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: <https://show.tours/v/Qt2GsT5>

Basics

Bathrooms Full: 3

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 4 baths

Floors: 2 floors

Lot size, sq ft: 10799 sq ft

View: Pool, Trees/Woods, Water

ListOfficeName: LPT REALTY, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2971 sq ft

Year built: 2008

SubdivisionName: CEDAR GROVE PH 1A

GarageSpaces: 3

Location Details

Township: 39S

Road Responsibility: Public Maintained Road

Middle Or Junior School: Woodland Middle School

Road Surface Type: Paved

Elementary School: Toledo Blade Elementary

High School: North Port High

Property Features



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Interior Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Other, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

Flooring: Carpet, Hardwood, Tile

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

Pool Features: Child Safety Fence, Gunite, In Ground, Lighting, Other, Screen Enclosure

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Roof: Shingle

Window Features: Skylight(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Other, Public, Sprinkler Recycled, Underground Utilities, Water Connected

View: Pool, Trees/Woods, Water

Sewer: Public Sewer

Heating: Central

Lot Features: Cul-De-Sac, Landscaped, Oversized Lot, Sidewalk, Paved

Appliances: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Laundry Features: Laundry Room

Pool Private YN: Yes

Parking Features: Driveway, Golf Cart Parking, Guest, Oversized

Attached Garage YN: Yes

Pets Allowed: Cats OK, Dogs OK

Fencing: Fenced

Security Features: Closed Circuit Camera(s), Security System

Architectural Style: Mediterranean

Vegetation: Trees/Landscaped

Water Source: Canal/Lake For Irrigation, Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: CEDAR GROVE PH 1A

Levels: Two

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 1112010380

Direction Faces: West

Construction Materials: Block

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee: 310

Association Fee Frequency: Quarterly

Association Fee Includes: Pool

Association Amenities: Other,
Playground, Pool, Vehicle Restrictions

Community Features: Deed Restrictions, Irrigation-
Reclaimed Water, Playground, Pool, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$4,927

Tax Other Annual Assessment Amount:
1495

Tax Legal Description: LOT 15, BLK 90, CEDAR
GROVE PHASE 1A

Tax Lot: 15

Rooms



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| Room type | Dimensions | Level | Length | Width |
|------------------|------------|--------|--------|-------|
| Great Room | 20x16 | First | 16 | 20 |
| Primary Bedroom | 21x14 | First | 14 | 21 |
| Bedroom 2 | 14x12 | Second | 12 | 14 |
| Bedroom 3 | 13x13 | Second | 13 | 13 |
| Bedroom 4 | 13x11 | Second | 11 | 13 |
| Den | 17x12 | First | 12 | 17 |
| Bonus Room | 17.9x13 | Second | 13 | 17.9 |
| Primary Bathroom | 6x10 | First | 10 | 6 |
| Kitchen | 13x14 | First | 14 | 13 |
| Dining Room | 12x9 | First | 9 | 12 |

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Security Features: Closed Circuit Camera(s), Security System

WindowFeatures: Skylight(s)

PoolFeatures: Child Safety Fence, Gunite, In Ground, Lighting, Other, Screen Enclosure

Features: Cathedral Ceiling(s), Ceiling Fans(s), Eat-in Kitchen, High Ceilings, Open Floorplan, Other, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s)

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Deed Restrictions, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks

ExteriorFeatures: Hurricane Shutters, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Other, Public, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Dishwasher, Disposal, Electric Water Heater, Microwave, Range, Refrigerator

Building Details

ArchitecturalStyle: Mediterranean **NewConstructionYN:** No

Heating: Central

Exterior material: Block

Roof: Shingle

Parking: Driveway, Golf Cart Parking, Guest, Oversized

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Other Structures: Other

Showing Requirements: 24 Hour Notice, Call Before Showing, Call Listing Agent, No Lockbox, See Remarks



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