

17652 WOODLAND COURT PUNTA GORDA FL 33982

<https://candiscarmichael.com>



\$299,900

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1554 sq ft



Welcome to this move-in ready Lennar Queen Villa located in the sold-out Trails Edge neighborhood of Babcock Ranch, conveniently positioned close to Babcock Neighborhood School and Founder's Square. This like-new home features a quiet, extended lanai with a long lake view and mature landscaping. The interior offers upgraded interior paint, upgraded floor tile, and crown [...]

Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7522398



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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Description

Virtual Tour: <https://youtu.be/kZAM4qnERjw>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1554 sq ft

Year built: 2020

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5255 sq ft

SubdivisionName: BABCOCK RANCH COMMUNITY PH 2B

GarageSpaces: 2

Location Details

Township: 42S

Road Surface Type: Paved

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Window Treatments

Flooring: Carpet, Tile

Parking Features: Electric Vehicle Charging Station(s), Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Number Limit

Roof: Shingle

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

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Tankless Water Heater, Washer

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Lighting, Sidewalk, Sprinkler Metered

Window Features: Shutters

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Property Details

Subdivision Name: BABCOCK RANCH COMMUNITY PH 2B

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 422632222010

Direction Faces: East

Construction Materials: Block, Stucco

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities: Basketball Court, Fence Restrictions, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Tennis Court(s), Trail(s)

Association Fee: 510

Association Fee Includes: Pool, Internet, Maintenance Grounds, Recreational Facilities, Security, Sewer, Trash

Community Features: Dog Park, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights



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Fees&Taxes

Tax Year: 2025

Tax Other Annual Assessment Amount: 1580

Tax Lot: 955

Tax Annual Amount: \$3,692

Tax Legal Description: BCR 02B 0000 0955 BABCOCK RANCH PHASE 2B LOT 955 4546/654 4632/596 (5255 SF)

Rooms

Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	10x11	First	11	10
Primary Bedroom	13x14	First	14	13
Bedroom 2	10x11	First	11	10
Den	13x11	First	11	13
Living Room	15x22	First	22	15
Dining Room	13x10	First	10	13
Kitchen		First		

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Golf Carts OK, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk, Sprinkler Metered

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Shutters

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

Amenities: Dishwasher, Disposal, Dryer, Freezer, Microwave, Refrigerator, Tankless Water Heater, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Electric Vehicle Charging Station(s), Garage Door Opener

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box, Lock Box Electronic



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