

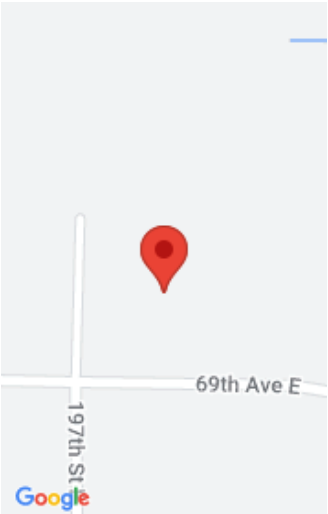
19705 69TH AVE E BRADENTON FL 34211

https://candiscarmichael.com



THE FOREST AT PANTHER RIDGE! This Mark Cahill 4bed/4bath custom home rests on 7.8 acres in one of Lakewood Ranches most desirable neighborhoods. Enhanced by the presence of towering pines and a picturesque pond upfront, this property exudes an unmatched aura of tranquility and natural beauty. This residence flaunts high ceilings, engineered hardwood flooring spanning [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3675 sq ft



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## Courtesy of

**Listing Office:** LPT REALTY

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRA4602946

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## Basics

**Bathrooms Full:** 3

**Date added:** Added 1 month ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 3675 sq ft

**Year built:** 2010

**SubdivisionName:** PANTHER RIDGE

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 340857 sq ft

**View:** Pool, Trees/Woods, Water

**ListOfficeName:** LPT REALTY

**ListAOR:** mfrmls

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## Location Details

**Township:** 35S

**Road Responsibility:** Public Maintained Road

**Middle Or Junior School:** Nolan Middle

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Gullett Elementary

**High School:** Lakewood Ranch High

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## Property Features



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**Interior Features:** Attic Fan, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

**Flooring:** Carpet, Hardwood, Tile

**Patio And Porch Features:** Covered, Deck, Enclosed, Front Porch, Patio, Porch, Rear Porch, Screened

**Pool Features:** Child Safety Fence, Gunite, In Ground, Salt Water, Screen Enclosure

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Fenced

**Security Features:** Smoke Detector(s)

**Architectural Style:** Custom, Florida

**Vegetation:** Fruit Trees, Mature Landscaping, Oak Trees, Trees/Landscaped, Wooded

**Water Source:** Well

**Cooling:** Central Air, Mini-Split Unit(s)

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Range Hood, Water Filtration System

**Laundry Features:** Inside, Laundry Room

**Pool Private YN:** Yes

**Spa Features:** In Ground

**Waterfront Features:** Pond

**Fireplace Features:** Gas, Living Room

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Irrigation System, Rain Gutters

**Roof:** Shingle

**Window Features:** Blinds, Impact Glass/Storm Windows

**Utilities:** Cable Connected, Electricity Connected, Propane, Sprinkler Well

**View:** Pool, Trees/Woods, Water

**Sewer:** Septic Tank

**Heating:** Central

**Lot Features:** Landscaped, Oversized Lot, Private, Sidewalk, Zoned for Horses

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## Property Details

**Subdivision Name:** PANTHER RIDGE

**Levels:** Two

**Builder Name:** Mark Cahill

**Foundation Details:** Slab

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

**Parcel Number:** 320206559

**Direction Faces:** Southwest

**Builder Model:** Custom

**Construction Materials:** Block, Stucco

**Property Condition:** Completed



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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Annually

**Community Features:** Deed Restrictions, Horses Allowed, Park, Playground

**Association Fee:** 797.5

**Association Fee Includes:** Escrow Reserves Fund, Recreational Facilities

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## Fees&Taxes

**Tax Year:** 2023

**Tax Legal Description:** TRACT 56 IN SEC 19, TWN 35S, RNG 20E POMELLO PARK, AS PER PLAT THEREOF REC IN PB 6 P 61 PRMCF, LESS PLATTED RD R/W (1526/1081) PI#3202.0655/9

**Tax Annual Amount:** \$9,572

**Tax Lot:** 1

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## Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	13x15	First	15	13
Living Room	16x21	First	21	16
Family Room	13x12	First	12	13
Dinette	9x18	First	18	9
Dining Room	14x14	First	14	14
Bonus Room	13x34	Second	34	13
Primary Bedroom	21.5x17	First	17	21.5
Primary Bathroom	11x13.5	First	13.5	11
Bedroom 2	13.5x11.5	First	11.5	13.5
Bedroom 3	12x13.5	First	13.5	12
Bedroom 4	12.5x11.5	First	11.5	12.5
Laundry	6x8	First	8	6

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**CommunityFeatures:** Deed Restrictions, Horses Allowed, Park, Playground

**ExteriorFeatures:** Irrigation System, Rain Gutters

**Utilities:** Cable Connected, Electricity Connected, Propane, Sprinkler Well

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Range Hood, Water Filtration System

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air, Mini-Split Unit(s)

**Security Features:** Smoke Detector(s)

**WindowFeatures:** Blinds, Impact Glass/Storm Windows

**PoolFeatures:** Child Safety Fence, Gunitite, In Ground, Salt Water, Screen Enclosure

**Features:** Attic Fan, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, Gas, High Ceilings, Kitchen/Family Room Combo, Living Room, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

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## Building Details

**ArchitecturalStyle:** Custom, Florida

**Heating:** Central

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway, Garage Door Opener, Oversized

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## Miscellaneous

**Ownership:** Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

**Occupant Type:** Vacant **Showing Requirements:** Appointment Only, ShowingTime



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