

25640 STATE ROAD 70 MYAKKA CITY FL 34251

<https://candiscarmichael.com>



Welcome to your private Florida sanctuary, a serene escape with effortless access to urban life. Tucked away on 2.23 acres of lush, natural landscape, but just minutes to Lakewood Ranch, this 3-bedroom, 2.5-bath residence offers the perfect blend of refined living and serene seclusion. The tranquil creek winding through the property and native wildlife add [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 1870 sq ft



Courtesy of

Listing Office: COMPASS FLORIDA LLC

Status: Active

Office ID: MFR249532121

MLS ID: MFRTB8445905



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://apex-imaging-media-1.aryeo.com/sites/knepjex/unbranded>

Basics

Bathrooms Full: 2

Date added: Added 7 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 96921 sq ft

SubdivisionName: COUNTRY BROOKE ESTATES

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 1 half bath

Area, sq ft: 1870 sq ft

Year built: 1996

ListOfficeName: COMPASS FLORIDA LLC

Location Details

Township: 35S

Elementary School: Robert E Willis Elementary

High School: Lakewood Ranch High

Road Surface Type: Gravel

Middle Or Junior School: Nolan Middle

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), High Ceilings, Primary Bedroom Upstairs, Solid Surface Counters, Thermostat, Window Treatments

Flooring: Ceramic Tile, Luxury Vinyl

Fireplace YN: Yes

Carport YN: Yes

Exterior Features: French Doors, Lighting, Private Mailbox, Storage

Utilities: Cable Available, Electricity Connected, Private

Sewer: Septic Tank

Heating: Central

Appliances: Convection Oven, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Inside, Laundry Room, Washer Hookup

Fireplace Features: Family Room

Carport Spaces: 1

Roof: Shingle

Water Source: Well

Cooling: Central Air

Property Details

Subdivision Name: COUNTRY BROOKE ESTATES

Levels: Two

Foundation Details: Slab

Parcel Number: 335900106

Direction Faces: North

Construction Materials: Vinyl Siding, Frame

Fees&Taxes

Tax Year: 2024

Tax Legal Description: LOT 1 COUNTRY BROOKE ESTATES
PI#3359.0010/6

Tax Annual Amount: \$2,461

Tax Lot: 1

Green Building Info

Green Energy Efficient: Insulation, Windows



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Rooms

Room type	Dimensions	Level	Length	Width
Kitchen	15x12	First	12	15
Great Room	15x12	First	12	15
Primary Bedroom	20x15	Second	15	20
Bedroom 2	14x12	Second	12	14
Bedroom 3	12x11	Second	11	12

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

ExteriorFeatures: French Doors, Lighting, Private Mailbox, Storage

Features: Built-in Features, Ceiling Fans(s), Family Room, High Ceilings, PrimaryBedroom Upstairs, Solid Surface Counters, Thermostat, Window Treatments

GarageYN: No

FireplaceYN: Yes

Cooling: Central Air

Utilities: Cable Available, Electricity Connected, Private

Amenities: Convection Oven, Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Building Details

NewConstructionYN: No

Exterior material: Frame, Vinyl Siding

Heating: Central

Roof: Shingle



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Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: Combination Lock Box



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