

# 406 PETREL TRAIL BRADENTON FL 34212

<https://candiscarmichael.com>



**PRICED TO SELL!** This Spanish/Mediterranean style home possesses some of the most enchanting backyard views available in Greyhawk Landing! The spaciouly designed, 3,521 sqft, open floor plan, welcomes plenty of natural light to create a fluid, interconnected living and dining environment. Featuring granite countertops, wood cabinetry, and stainless-steel appliances; take pleasure in the gourmet kitchen, complete [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 3521 sq ft



## Courtesy of

**Listing Office:** REAL BROKER, LLC

**Status:** Active

**Office ID:** MFR805521714

**MLS ID:** MFRA4685414



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Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4685414>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Area, sq ft:** 3521 sq ft

**Year built:** 2005

**SubdivisionName:** GREYHAWK LANDING PHASE 3

**GarageSpaces:** 3

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 1 half bath

**Lot size, sq ft:** 17420 sq ft

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

**ListOfficeName:** REAL BROKER, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 34S

**Road Surface Type:** Paved

**Elementary School:** Freedom Elementary **Middle Or Junior School:** Dr Mona Jain Middle

**High School:** Lakewood Ranch High

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments

**Flooring:** Carpet, Ceramic Tile, Laminate, Tile

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

**Pool Features:** Child Safety Fence, Chlorine Free, Deck, Gunite, Heated, Other, Pool Sweep, Salt Water, Screen Enclosure, Tile

**Spa Features:** Above Ground, Heated

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**Architectural Style:** Ranch, Mediterranean

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

**Water Source:** Public

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

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Gas Dryer Hookup, Inside, Laundry Closet, Laundry Room, Washer Hookup

**Pool Private YN:** Yes

**Spa YN:** Yes

**Waterfront YN:** Yes

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Concrete, Tile

**Window Features:** Double Pane Windows, Drapes, Shades, Tinted Windows

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Natural Gas Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Well, Water Available, Water Connected

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

**Sewer:** Public Sewer

**Heating:** Electric, Heat Pump

**Lot Features:** Conservation Area, City Limits, In County, Landscaped, Oversized Lot, Sidewalk, Paved

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**Subdivision Name:** GREEYHAWK LANDING PHASE 3 **Parcel Number:** 554845009

**Levels:** One

**Direction Faces:** East

**Builder Name:** Sam Rodgers

**Builder Model:** Custom-Build , Cortez Model

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

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## Association Information

**Association YN:** Yes

**Association Fee:** 75

**Association Fee Frequency:** Annually

**Association Fee Includes:** Guard - 24 Hour, Pool, Maintenance Structure, Maintenance Grounds, Security

**Association Amenities:** Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Park, Pickleball Court(s), Playground, Pool, Security, Spa/Hot Tub, Tennis Court(s), Trail(s)

**Community Features:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$10,183

**Tax Other Annual Assessment Amount:** 3681

**Tax Legal Description:** LOT 9 UNIT H GREYHAWK LANDING PHASE 3 PI#5548.4500/9

**Tax Lot:** 9

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## Green Building Info

**Green Water Conservation:** Drip Irrigation

**Green Energy Efficient:** Insulation

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## Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	18x14	First	14	18
Primary Bathroom		First		
Kitchen	10x10	First	10	10
Balcony/Porch/Lanai	39x44	First	44	39
Bedroom 2	18x16	First	16	18
Bedroom 3	12x12	First	12	12
Bedroom 4	12x12	First	12	12
Bathroom 2		First		
Bathroom 3		First		
Bonus Room	18x18	First	18	18
Office	16x12	First	12	16
Great Room	24x24	First	24	24
Dining Room	19x12	First	12	19

## Amenities & Features



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**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Above Ground, Heated

**CommunityFeatures:** Clubhouse, Deed Restrictions, Fitness Center, Gated Community - Guard, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** French Doors, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Available, Electricity Connected, Fiber Optics, Natural Gas Available, Natural Gas Connected, Phone Available, Public, Sewer Available, Sewer Connected, Sprinkler Meter, Sprinkler Well, Water Available, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

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

**Security Features:** Gated Community, Security Gate, Smoke Detector(s)

**WindowFeatures:** Double Pane Windows, Drapes, Shades, Tinted Windows

**PoolFeatures:** Child Safety Fence, Chlorine Free, Deck, Gunite, Heated, Other, Pool Sweep, Salt Water, Screen Enclosure, Tile

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments

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## Building Details

**ArchitecturalStyle:** Ranch, Mediterranean **NewConstructionYN:** No

**Heating:** Electric, Heat Pump

**Roof:** Concrete, Tile

**Exterior material:** Block, Stucco

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

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## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Call Before Showing,  
Call Listing Agent, See Remarks, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Outdoor  
Kitchen



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