

406 PETREL TRAIL BRADENTON FL 34212

<https://candiscarmichael.com>



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 with a [...]

- 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



Call us now

Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

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

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: GREEYHAWK 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

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

Property Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

Property Details



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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

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

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

Green Building Info

Green Water Conservation: Drip Irrigation

Green Energy Efficient: Insulation

Rooms



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



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

Building Details

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

Heating: Electric, Heat Pump

Roof: Concrete, Tile

Exterior material: Block, Stucco

Parking: Driveway, Garage Door Opener, Oversized

Miscellaneous



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

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



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE