

42211 EDGEWATER DRIVE PUNTA GORDA FL 33982

https://candiscarmichael.com



Mortgage savings may be available for buyers of this listing Location, location, location! This quarter-acre luxury waterfront lot is one of the most desirable in all of Babcock Ranch. Imagine fishing right from your backyard, relaxing by the water, and enjoying serene sunrise and sunset views. This impressive Pulte Prestige model sits in Babcock Ranch's [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2084 sq ft



Courtesy of

**Listing Office:** REDFIN CORPORATION

**Status:** Active

**Office ID:** MFR780118

**MLS ID:** MFRTB8449683



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



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=bm2jkBTHXEV&brand=0&mls=1&>

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## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9918 sq ft

**View:** Water

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2084 sq ft

**Year built:** 2022

**SubdivisionName:** BABCOCK RANCH COMMUNITY  
EDGEWA

**ListOfficeName:** REDFIN CORPORATION **GarageSpaces:** 2

**ListAOR:** mfrmls

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## Location Details

**Township:** 42S

**Road Surface Type:** Paved

**Elementary School:** East Elementary **Middle Or Junior School:** Punta Gorda Middle

**High School:** Charlotte High

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## Property Features



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**Interior Features:** Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom

**Flooring:** Tile

**Waterfront YN:** Yes

**Parking Features:** Driveway

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Cooktop, Dishwasher, Microwave, Range, Refrigerator

**Laundry Features:** Laundry Room

**Waterfront Features:** Lake Front

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Private Mailbox, Sliding Doors

**Utilities:** Cable Available, Electricity Available, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** BABCOCK RANCH COMMUNITY EDGEWA

**Levels:** One

**Foundation Details:** Slab

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

**Parcel Number:** 422630201025

**Direction Faces:** South

**Construction Materials:** Block, Stucco

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## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 1098

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## Fees&Taxes



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Tax Year: 2025

Tax Other Annual Assessment Amount: 2371

Tax Lot: 1208

Tax Annual Amount: \$9,225

Tax Legal Description: BCE 000 0000 1208 BABCOCK RANCH COMMUNITY EDGEWATER LOT 1208 4518/730 E4518/732 5044/2035 (9918 SF)

## Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

## Amenities & Features

Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Private Mailbox, Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Electricity Available, Sewer Connected, Water Connected

Amenities: Cooktop, Dishwasher, Microwave, Range, Refrigerator

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Driveway

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** ShowingTime



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