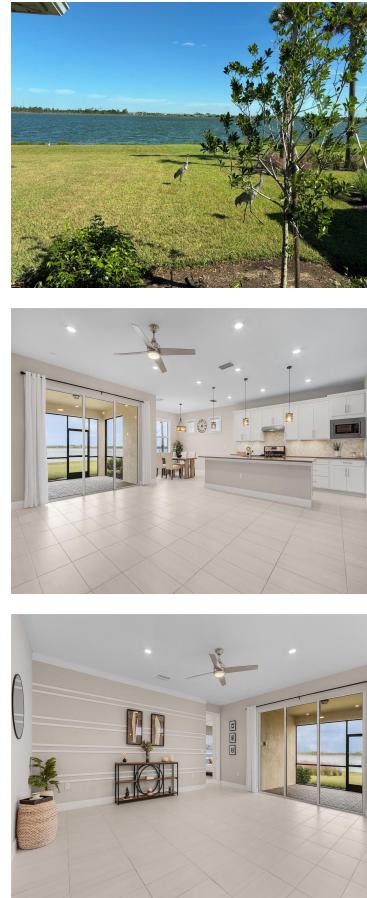


42211 EDGEWATER DRIVE PUNTA GORDA FL 33982

<https://candiscarmichael.com>

Virtually Staged



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

Office ID: MFR780118

Status: Active

MLS ID: MFRTB8449683



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

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

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

Location Details

Township: 42S

Road Surface Type: Paved

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

High School: Charlotte High

Property Features



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

Appliances: Cooktop, Dishwasher, Microwave, Range, Refrigerator

Flooring: Tile

Laundry Features: Laundry Room

Waterfront YN: Yes

Waterfront Features: Lake Front

Parking Features: Driveway

Garage YN: Yes

Attached Garage YN: Yes

Garage Spaces: 2

Pets Allowed: Yes

Exterior Features: Private Mailbox, Sliding Doors

Roof: Shingle

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

View: Water

Water Source: Public

Sewer: Public Sewer

Cooling: Central Air

Heating: Central, Electric

Furnished: Unfurnished

Property Details

Subdivision Name: BABCOCK RANCH COMMUNITY EDGEWA

Parcel Number: 422630201025

Levels: One

Direction Faces: South

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 1098

Association Fee Frequency: Quarterly

Fees&Taxes



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Tax Year: 2025

Tax Annual Amount: \$9,225

Tax Other Annual Assessment Amount: 2371

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

Tax Lot: 1208

Rooms

Room type	Level
Kitchen	First
Living Room	First
Primary Bedroom	First

Amenities & Features

Waterfront available: Yes

GarageYN: Yes

AttachedGarageYN: Yes

FireplaceYN: No

PoolPrivateYN: No

Cooling: Central Air

ExteriorFeatures: Private Mailbox, Sliding Doors

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

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

Amenities: Cooktop, Dishwasher, Microwave, Range, Refrigerator

Building Details



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NewConstructionYN: No

Exterior material: Block, Stucco

Parking: Driveway

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Showing Requirements: ShowingTime



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