

43040 GREENWAY BOULEVARD PUNTA GORDA FL 33982
https://candiscarmichael.com



\$40K Less than Brand NEW! GOLF BUNDLED | MILLION-DOLLAR VIEW |
TURNKEY Welcome to your slice of paradise in Babcock National! This isn't
just a condo; it's a lifestyle ready for you to move in TODAY or start
generating rental income immediately. The View Everyone Raves About
Perched on the 3rd floor, this unit sits [...]

- 2 beds
- 2 baths
- Residential
- Condominium
- Active
- 1198 sq ft



Courtesy of

Listing Office: EXP REALTY LLC
Status: Active

Office ID: MFR261010944
MLS ID: MFRC7526368



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/C7526368>

Basics

Unit Number: 536	Bathrooms Full: 2
Date added: Added 1 hour ago	Category: Condominium
Type: Residential	Bedrooms: 2 beds
Bathrooms: 2 baths	Half baths: 0 half baths
Floors: 4 floors	Area, sq ft: 1198 sq ft
Year built: 2022	UnitNumber: 536
View: Golf Course	SubdivisionName: BABCOCK NATIONAL PH I BLDG 5
ListOfficeName: EXP REALTY LLC	ListAOR: mfrmls

Location Details

Township: 42S	Road Surface Type: Asphalt
Elementary School: Babcock Neighborhood	Middle Or Junior School: Babcock Neighborhood
High School: Babcock Neighborhood	

Property Features



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Interior Features: Ceiling Fans(s)

Flooring: Laminate, Tile

Pool Private YN: Yes

Spa YN: Yes

Waterfront YN: Yes

Carport YN: Yes

Pets Allowed: Number Limit

Roof: Tile

Window Features: Blinds, Drapes, Storm Window(s)

View: Golf Course

Sewer: Public Sewer

Heating: Central, Electric

Horse Amenities: None

Appliances: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

Laundry Features: Electric Dryer Hookup, Washer Hookup

Pool Features: Gunite, In Ground, Lap, Salt Water

Spa Features: Heated, In Ground

Waterfront Features: Lake Front

Carport Spaces: 1

Exterior Features: Hurricane Shutters, Lighting, Sidewalk, Sliding Doors, Storage

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

Utilities: Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Available, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Turnkey

Accessibility Features: Accessible Elevator Installed

Property Details

Subdivision Name: BABCOCK NATIONAL PH I BLDG 5

Levels: One

Builder Name: Lennar

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 422620506052

Direction Faces: East

Builder Model: Birkdale

Construction Materials: Stucco

Property Condition: Completed

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

Association Amenities:

Clubhouse, Elevators, Fitness Center, Gated, Golf Course, Pickleball Court(s), Playground, Pool, Sauna, Security, Spa/Hot Tub, Storage, Tennis Court(s), Trail(s)

Association Fee: 937

Association Fee Includes: Guard - 24 Hour, Pool, Internet, Maintenance Structure, Maintenance Grounds, Security, Sewer, Trash, Water

Community Features:

Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2025

Tax Annual Amount: \$5,198

Tax Other Annual Assessment Amount: 1618

Tax Legal Description: T3B 001 0005 0536 TERRACE III AT BABCOCK NATIONAL PH1 BLDG 5 UNIT 536 5019/1432

Green Building Info

Green Water Conservation: Irrig. System-Rainwater from Ponds, Irrigation-Reclaimed Water

Green Indoor Air Quality: HVAC Filter MERV 8+

Green Energy Generation: Solar

Green Energy Efficient: Thermostat, Windows

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom		First		
Bedroom 2		First		
Living Room	16x14	First	14	16
Kitchen	16x14	First	14	16
Dining Room		First		

Amenities & Features

Waterfront available: Yes

AttachedGarageYN: No

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Playground, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s), Street Lights

ExteriorFeatures: Hurricane Shutters, Lighting, Sidewalk, Sliding Doors, Storage

Utilities: Electricity Available, Electricity Connected, Sewer Available, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Available, Water Connected

Amenities: Cooktop, Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

Security Features: Fire Alarm, Fire Sprinkler System, Gated Community, Security Gate, Smoke Detector(s)

WindowFeatures: Blinds, Drapes, Storm Window(s)

PoolFeatures: Gunite, In Ground, Lap, Salt Water

Features: Ceiling Fans(s)



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Building Details

NewConstructionYN: No

Exterior material: Stucco

Heating: Central, Electric

Roof: Tile

Miscellaneous

Ownership: Condominium

Occupant Type: Vacant

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Call Listing Agent 2



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