43789 SPARROW DRIVE PUNTA GORDA FL 33982

https://candiscarmichael.com









Lakefront sunsets from a west-facing lanai, and the upgrades are already done. This Carrington villa in The Preserve at Babcock Ranch offers two bedrooms, two baths, and a den across 1,516 sq ft. Storm-ready from top to bottom: hurricane impact windows, electric storm shutters on every window, and an electric storm screen on the lanai. [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1516 sq ft

Courtesy of

Listing Office: EXP REALTY LLC

Office ID: MFR261010944

Status: Active

MLS ID: MFRC7531628

Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

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THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://youtu.be/hLAE8yVKO7g

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1516 sq ft

Year built: 2023

SubdivisionName: BABCOCK RANCH COMMUNITY PRESERVE LOT 2207 3225005

ListAOR: mfrmls

Date added: Added 30 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 4313 sq ft

View: Water

ListOfficeName: EXP REALTY LLC

Location Details

Township: 42S

Road Surface Type: Paved

Property Features

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Interior Features: Built-in Features, Ceiling Fans(s), Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments

Appliances: Dishwasher, Disposal, Dryer, Freezer, Gas Cooktop, Microwave, Range, Tankless Water Heater, Washer

Flooring: Tile

Laundry Features: Laundry Room

Patio And Porch Features: Patio, Screened

Garage YN: Yes

Attached Garage YN: Yes

Pets Allowed: Number Limit

Exterior Features: Hurricane Shutters, Sidewalk, Sprinkler Metered

Roof: Shingle

Window Features: Storm Window(s), Window Treatments

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, 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 PRESERVE LOT 2207 3225005

Parcel Number: 422629106125

Levels: One

Direction Faces: East

Foundation Details: Slab

Construction Materials: Block, Stucco

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee: 408

Association Fee Frequency: Quarterly

Association Fee Includes: Pool, Internet, Maintenance Grounds, Recreational Facilities, Sewer, Trash

Association Amenities: Basketball Court, Barbecue, Fence Restrictions, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s)

Community Features: Dog Park, Golf Carts OK, Park, Playground, Pool, Tennis Court(s)

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Fees&Taxes

Tax Year: 2025

Tax Annual Amount: $5,821

Tax Other Annual Assessment Amount: 2416

Tax Legal Description: BPR 000 0000 2207 BABCOCK RANCH COMMUNITY PRESERVE LOT 2207 3225005

Tax Lot: 2207

Rooms

Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	15.2x8.4	First	8.4	15.2
Great Room	15.4x15.8	First	15.8	15.4
Kitchen		First		
Dining Room	15.4x7.2	First	7.2	15.4
Den	14.6x9.9	First	9.9	14.6
Primary Bedroom	12.1x13.1	First	13.1	12.1
Bedroom 2	9.8x10.1	First	10.1	9.8

Amenities & Features

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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Dog Park, Golf Carts OK, Park, Playground, Pool, Tennis Court(s)

ExteriorFeatures: Hurricane Shutters, Sidewalk, Sprinkler Metered

Features: Built-in Features, Ceiling Fans(s), Primary Bedroom Main Floor, Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

WindowFeatures: Storm Window(s), Window Treatments

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Water Connected

Amenities: Dishwasher, Disposal, Dryer, Freezer, Gas Cooktop, Microwave, Range, Tankless Water Heater, Washer

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Other Equipment: Irrigation Equipment

Occupant Type: Owner

Showing Requirements: Supra Lock Box

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