

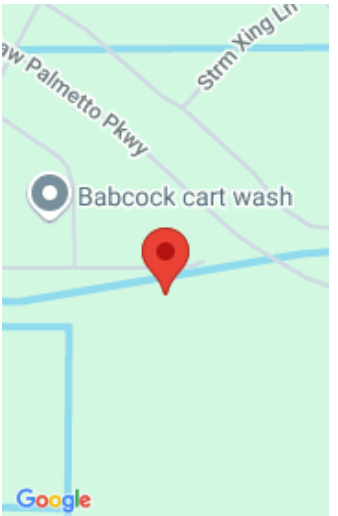
43921 CATTLEMAN DRIVE PUNTA GORDA FL 33982

<https://candiscarmichael.com>



Welcome to your dream home in the Crescent Grove community of Babcock Ranch! This stunning residence features 3 spacious bedrooms plus a versatile den that has been converted into a 4th bedroom and 2 bathrooms, encompassing over 1,900 square feet of refined living space. As you enter, you'll be greeted by brand-new luxury vinyl plank [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1908 sq ft



Call us now

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



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7497459

Description

Virtual Tour: <https://youtu.be/anZXUI8aPFM>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1908 sq ft

Year built: 2022

SubdivisionName: BABCOCK RANCH COMMUNITY TOWN C

GarageSpaces: 2

Date added: Added 5 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 6785 sq ft

View: Trees/Woods

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 42S

Road Surface Type: Paved

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), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Vinyl

Patio And Porch Features: Covered, Front Porch, Rear Porch, Screened

Attached Garage YN: Yes

Pets Allowed: Number Limit

Fencing: Fenced

Security Features: Smoke Detector(s)

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

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Roof: Shingle

Window Features: Blinds, Shutters, Window Treatments

Vegetation: Trees/Landscaped, Wooded

Water Source: Public

Cooling: Central Air

Lot Features: Cul-De-Sac, Sidewalk, Paved

Property Details

Subdivision Name: BABCOCK RANCH COMMUNITY TOWN C

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 422632237045

Direction Faces: North

Construction Materials: Block, Stucco

Association Information



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Association YN: Yes

Association Fee Frequency:
Monthly

Association Amenities:
Basketball Court, Park, Pickleball Court(s), Playground, Pool, Tennis Court(s), Trail(s)

Association Fee: 135

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

Community Features: Clubhouse, Community Mailbox, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Courts

Fees&Taxes

Tax Year: 2023

Tax Other Annual Assessment Amount: 2079

Tax Lot: 2027

Tax Annual Amount: \$6,627

Tax Legal Description: BTC 001 0000 2027 BABCOCK COMMUNITY TOWN CENTER SOUTHEAST LOT 2027 5010/1754

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
Great Room	13x19	First	19	13
Primary Bedroom	13x13	First	13	13
Additional Bedroom	12x12	First	12	12
Bedroom 1	12x11	First	11	12
Bedroom 2	10x10	First	10	10
Garage Apartment		First		
Kitchen		First		
Dining Room	11x9	First	9	11

Amenities & Features



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

Security Features: Smoke Detector(s)

WindowFeatures: Blinds, Shutters, Window Treatments

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

Amenities: Dishwasher, Disposal, Dryer, Freezer, Microwave, Range, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Courts

ExteriorFeatures: Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Built-in Features, Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple **Disclosures:** HOA/PUD/Condo Disclosure, Seller Property Disclosure

Occupant Type: Owner **Showing Requirements:** Appointment Only, Lock Box Electronic



Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE