

43955 BLUE HERON LANE PUNTA GORDA FL 33982

<https://candiscarmichael.com>

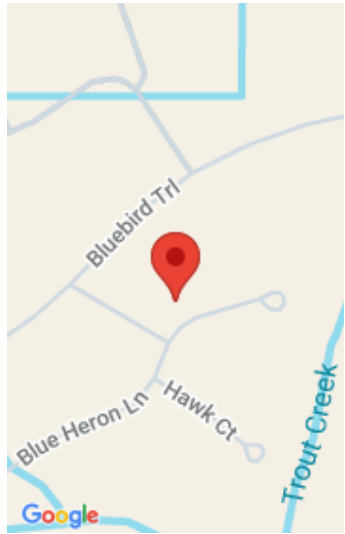


\$347,000



What's even better than a new construction home in Babcock Ranch? A turnkey furnished home that has only been occupied for 2 months! This Carrington villa by DR Horton has 2 bedrooms plus a den, 2 bathrooms, and was just built in 2024. The kitchen has a gas range, quartz countertops, breakfast bar, and under [...]

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



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Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7500563

Description

Virtual Tour: <https://youtu.be/-JvJOKLC7Hc>

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Lot size, sq ft: 4853 sq ft

SubdivisionName: BABCOCK RANCH COMMUNITY-PRESER

GarageSpaces: 2

Date added: Added 8 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1516 sq ft

Year built: 2024

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 42S

Road Surface Type: Paved

Property Features



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Interior Features: Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

Flooring: Carpet, Tile

Waterfront YN: Yes

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Irrigation System, Sidewalk, Sliding Doors

Utilities: BB/HS Internet Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

Sewer: Public Sewer

Heating: Central

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

Laundry Features: Laundry Room

Waterfront Features: Lake

Attached Garage YN: Yes

Pets Allowed: Number Limit

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Turnkey

Property Details

Subdivision Name: BABCOCK RANCH COMMUNITY-PRESER

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 422629106014

Direction Faces: South

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

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

Association Fee: 782

Association Fee Includes: Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities, Security

Community Features: Clubhouse, Community Mailbox, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Special Community Restrictions



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Fees&Taxes

Tax Year: 2023

Tax Annual Amount: \$2,346

Tax Other Annual Assessment Amount: 2084

Tax Legal Description: BPR 000 0000 2095
BABCOCK RANCH COMMUNITY PRESERVE LOT 2095

Tax Lot: 2095

Rooms

Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	15x8	First	8	15
Bedroom 1	9x10	First	10	9
Great Room	15x15	First	15	15
Dining Room	15x7	First	7	15
Balcony/Porch/Lanai	14x9	First	9	14
Kitchen		First		
Primary Bedroom	12x13	First	13	12
Game Room	18x19	First	19	18

Amenities & Features



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Waterfront available: Yes

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Community Mailbox, Dog Park, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Special Community Restrictions

Utilities: BB/HS Internet Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Street Lights, Underground Utilities, Water Connected

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

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Irrigation System, Sidewalk, Sliding Doors

Features: Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Walk-In Closet(s), Window Treatments

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central

Roof: Shingle

Miscellaneous

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

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



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