

# 44259 SADDLEWOOD COURT PUNTA GORDA FL 33982

<https://candiscarmichael.com>



**HIGHLY MOTIVATED SELLER!** Will entertain all reasonable offers! Discover the epitome of Florida living at 44259 Saddlewood Court, nestled within the desirable Crescent Lakes neighborhood of Babcock Ranch. This stunning home offers a perfect blend of modern design, comfortable living spaces, and resort-style amenities. Step inside to be greeted by a bright and open floor [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 1708 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7517860



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

# Description

**Virtual Tour:** <https://youtu.be/NeK7QFraTql>

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 4 baths

**Area, sq ft:** 1708 sq ft

**Year built:** 2023

**SubdivisionName:** BABCOCK RANCH COMM CRESCENT LAKES PHASE 1

**GarageSpaces:** 2

**Bathrooms Half:** 2

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 2 half baths

**Lot size, sq ft:** 5306 sq ft

**View:** Park/Greenbelt

**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



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

**Flooring:** Carpet, Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk, Sliding Doors, Sprinkler Metered

**Security Features:** Gated Community, Smoke Detector(s)

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

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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

**Laundry Features:** Inside, Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Shingle

**Window Features:** Shutters

**View:** Park/Greenbelt

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** Sidewalk, Paved

## Property Details

**Subdivision Name:** BABCOCK RANCH COMM  
CRESCENT LAKES PHASE 1

**Levels:** One

**Foundation Details:** Slab

**Listing Terms:** Cash, Conventional, FHA, VA Loan

**Parcel Number:** 422628200013

**Direction Faces:** South

**Construction Materials:** Block, Concrete, Stucco

## Association Information



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Association YN:** Yes

**Association Fee Frequency:**

Monthly

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

**Association Fee:** 358

**Association Fee Includes:** Pool, Internet, Maintenance Structure, Recreational Facilities, Security, Sewer, Trash

**Community Features:** Dog Park, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

## Fees&Taxes

**Tax Year:** 2024

**Tax Other Annual Assessment Amount:** 2022

**Tax Lot:** 2593

**Tax Annual Amount:** \$7,368

**Tax Legal Description:** CLB 001 0000 2593 BABCOCK RANCH COMM CRESCENT LAKES PHASE 1 LOT 2593 3322761

## Rooms



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x13	First	13	14
Bedroom 1	11x10	First	10	11
Bedroom 2	10x10	First	10	10
Bedroom 3	10x10	First	10	10
Great Room	14x13	First	13	14
Dining Room	14x9	First	9	14
Kitchen		First		

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: RealtorCandis@gmail.com



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**Security Features:** Gated Community, Smoke Detector(s)

**WindowFeatures:** Shutters

**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:** Dog Park, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

**ExteriorFeatures:** 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, Solid Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments

## Building Details

**NewConstructionYN:** No

**Exterior material:** Block, Concrete, Stucco

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



**Call us now**

Phone: 727-888-3292

Email: RealtorCandis@gmail.com

