



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](mailto:RealtorCandis@gmail.com)



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## Description

**Virtual Tour:** <https://youtu.be/NeK7QFraTqI>

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## 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

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## Location Details

**Township:** 42S

**Road Surface Type:** Paved

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## Property Features



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**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

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## 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

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## Association Information



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**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

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## 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

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## Rooms



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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



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**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

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## Building Details

**NewConstructionYN:** No

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

**Heating:** Central, Electric

**Roof:** Shingle

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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