

44259 SADDLEWOOD COURT PUNTA GORDA FL 33982
https://candiscarmichael.com



SHORT SALE APPROVED! 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 [...]

- 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



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



Description

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

Basics

Bathrooms Full: 2

Date added: Added 2 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



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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

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



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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

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



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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

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



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