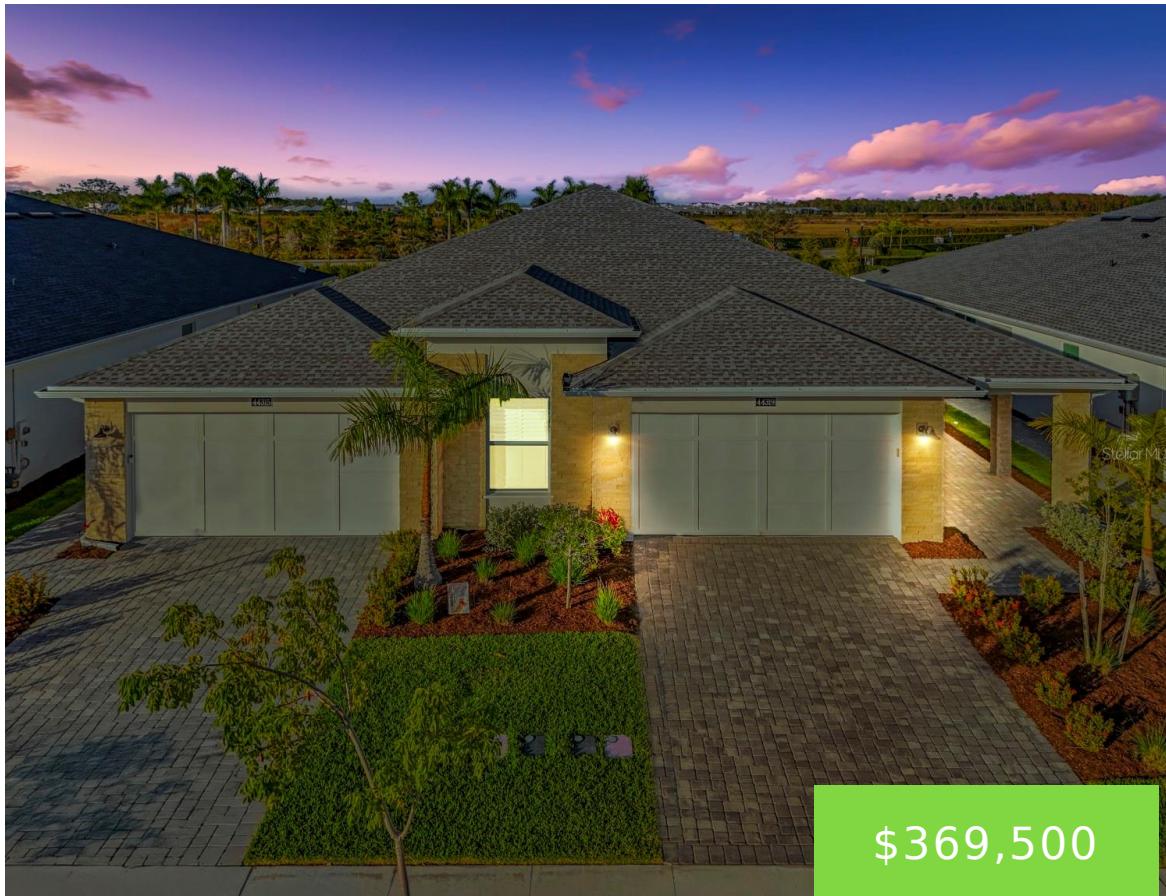


# 44319 PANTHER DRIVE PUNTA GORDA FL 33982

<https://candiscarmichael.com>



Welcome to this beautifully appointed Teak Villa by Toll Brothers located in The Regency at Babcock Ranch, the only 55+ neighborhood in the community. Situated on an interior lot with a spacious green lawn behind the home, this 2 bedroom, 2 bathroom residence offers 1,515 square feet under air with an open, airy living area [...]

- 2 beds
- 2 baths
- Residential
- Villa
- Active
- 1515 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRC7519710



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Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

## Description

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

## Basics

**Bathrooms Full:** 2

**Date added:** Added 4 hours ago

**Category:** Villa

**Type:** Residential

**Bedrooms:** 2 beds

**Bathrooms:** 2 baths

**Half baths:** 0 half baths

**Floors:** 1 floor

**Area, sq ft:** 1515 sq ft

**Lot size, sq ft:** 5089 sq ft

**Year built:** 2024

**SubdivisionName:** REGENCY/BABCOCK RANCH

**ListOfficeName:** EXP REALTY LLC

**GarageSpaces:** 2

**ListAOR:** mfrmls

## Location Details

**Township:** 42S

**Road Surface Type:** Paved

## Property Features



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**Interior Features:** Ceiling Fans(s)

**Flooring:** Tile

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Balcony

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Cooktop, Dishwasher, Disposal, Exhaust Fan, Freezer, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Attached Garage YN:** Yes

**Pets Allowed:** Number Limit

**Roof:** Shingle

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

## Property Details

**Subdivision Name:** REGENCY/BABCOCK RANCH

**Levels:** One

**Foundation Details:** Concrete Perimeter

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

**Parcel Number:** 422628300097

**Direction Faces:** South

**Construction Materials:** Block

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Quarterly

**Association Fee:** 423

**Community Features:** Playground, Pool

## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment Amount:** 2496

**Tax Lot:** 4670

**Tax Annual Amount:** \$6,724

**Tax Legal Description:** RBR 000 0000 4670 REGENCY AT BABCOCK RANCH LOT 4670 3324844 3491061



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## Rooms

Room type	Dimensions	Level	Length	Width
Balcony/Porch/Lanai	4x9	First	9	4
Balcony/Porch/Lanai	15x7	First	7	15
Primary Bedroom	12x13	First	13	12
Bedroom 2	10x10	First	10	10
Living Room	15x13	First	13	15
Dining Room	8x15	First	15	8
Kitchen	12x15	First	15	12

## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Playground, Pool

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected

**Amenities:** Cooktop, Dishwasher, Disposal, Exhaust Fan, Freezer, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Balcony

**Features:** Ceiling Fans(s)



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## Building Details

**New Construction YN:** No

**Exterior material:** Block

**Heating:** Central, Electric

**Roof:** Shingle

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Showing Requirements:** Supra Lock Box



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