

44319 PANTHER DRIVE PUNTA GORDA FL 33982

https://candiscarmichael.com



\$369,500



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



Description

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

Basics

Bathrooms Full: 2

Category: Villa

Bedrooms: 2 beds

Half baths: 0 half baths

Area, sq ft: 1515 sq ft

Year built: 2024

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 4 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 5089 sq ft

SubdivisionName: REGENCY/BABCOCK RANCH

GarageSpaces: 2

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

NewConstructionYN: 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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