

44766 KELSA ANNE LOOP PUNTA GORDA FL 33982

<https://candiscarmichael.com>



Exquisite design meets everyday functionality in this stunning 4-bedroom + den, 4-bath home with a spacious loft—crafted to impress from every angle. Step inside and you'll immediately notice the luxury vinyl plank flooring that flows seamlessly throughout, including the upstairs loft, setting a tone of refined continuity. The gourmet kitchen is a chef's dream, featuring [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 3113 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRC7516655



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Phone: 727-888-3292

Email: RealtorCandis@gmail.com



Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Description

Virtual Tour: https://youtu.be/Kx4h_ZYC6TA

Basics

Bathrooms Full: 4	Date added: Added 3 hours ago
Category: Single Family Residence	Type: Residential
Bedrooms: 4 beds	Bathrooms: 4 baths
Half baths: 0 half baths	Area, sq ft: 3113 sq ft
Lot size, sq ft: 8362 sq ft	Year built: 2024
View: Trees/Woods	SubdivisionName: BABCOCK RANCH COMMUNITY VILLAGE II PHASE 1
ListOfficeName: EXP REALTY LLC	GarageSpaces: 3
ListAOR: mfrmls	

Location Details

Township: 42S **Road Surface Type:** Paved

Property Features



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Interior Features: Built-in Features, Ceiling Fans(s), Crown Molding, Dry Bar, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Luxury Vinyl, Tile

Patio And Porch Features: Rear Porch

Attached Garage YN: Yes

Pets Allowed: Number Limit

Roof: Shingle

Window Features: Shades, Storm Window(s), Window Treatments

View: Trees/Woods

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

Laundry Features: Inside, Laundry Room

Garage YN: Yes

Garage Spaces: 3

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

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

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details

Subdivision Name: BABCOCK RANCH COMMUNITY **Parcel Number:** 422621200226
VILLAGE II PHASE 1

Levels: Two

Direction Faces: West

Foundation Details: Slab

Construction Materials: Block, HardiPlank Type, Frame

Listing Terms: Cash, Conventional, VA Loan

Association Information



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Association YN: Yes

Association Fee Frequency: Quarterly

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

Association Fee: 726

Association Fee Includes: Pool, Internet, Maintenance Grounds, Private Road, Recreational Facilities, Security, Sewer, Trash

Community Features: Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

Fees&Taxes

Tax Year: 2024

Tax Other Annual Assessment Amount: 2724

Tax Lot: 6058

Tax Annual Amount: \$4,203

Tax Legal Description: BCV 001 0000 6058 BABCOCK RANCH COMMUNITY VILLAGE II PHASE 1 LOT 6058 3286305 3422517

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	16x14	First	14	16
Bedroom 2	12x11	First	11	12
Bedroom 3	11x11	First	11	11
Loft	12x11	First	11	12
Great Room	18x20	First	20	18
Balcony/Porch/Lanai	19x10	First	10	19
Dining Room	14x12	First	12	14
Kitchen	12x15	First	15	12

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

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

WindowFeatures: Shades, Storm Window(s), Window Treatments

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Sprinkler Meter, Sprinkler Recycled, Underground Utilities, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Freezer, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

CommunityFeatures: Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Playground, Pool, Sidewalks, Tennis Court(s), Street Lights

ExteriorFeatures: Lighting, Sidewalk, Sliding Doors, Sprinkler Metered

Features: Built-in Features, Ceiling Fans(s), Crown Molding, Dry Bar, Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block, Frame, HardiPlank Type

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Supra Lock Box, Appointment Only



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