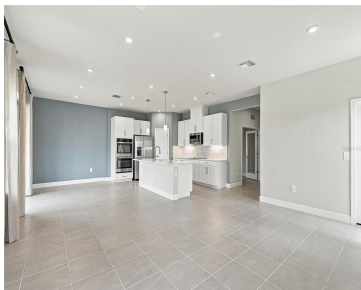


4640 ARDEN WAY BRADENTON FL 34211

https://candiscarmichael.com



A former model home with every detail already in place. Welcome home to Avalon Woods at Lakewood Ranch, where bright, open living spaces and thoughtful design make the home feel comfortable from the moment you walk in. Originally the Ryan Homes Windermere model, it includes nearly \$70,000 in builder upgrades and finishing touches already in [...]

- 4 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2345 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4705108



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Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 3 baths

Floors: 2 floors

Lot size, sq ft: 5144 sq ft

SubdivisionName: AVALON WOODS

GarageSpaces: 2

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Area, sq ft: 2345 sq ft

Year built: 2023

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Location Details

Township: 35

Road Surface Type: Paved

Elementary School: Gullett Elementary **Middle Or Junior School:** Dr Mona Jain Middle

High School: Lakewood Ranch High

Property Features

Interior Features: Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s)

Flooring: Carpet, Tile

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Hurricane Shutters

Utilities: BB/HS Internet Available, Cable Available

Sewer: Public Sewer

Heating: Electric

Appliances: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Washer

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: Number Limit, Yes

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished



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THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: AVALON WOODS

Levels: Two

New Construction YN: Yes

Builder Model: Windermere

Construction Materials: Block, Stucco, Wood Siding

Property Condition: Completed

Parcel Number: 580094709

Direction Faces: East

Builder Name: Ryan Homes

Foundation Details: Block

Listing Terms: Cash, Conventional, FHA, VA Loan

Association Information

Association YN: Yes

Association Fee Frequency: Quarterly

Association Fee: 217.31

Community Features: Deed Restrictions, Dog Park, Playground, Sidewalks

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 173, AVALON WOODS PH I PI #5800.9470/9

Tax Annual Amount: \$6,799

Tax Lot: 173

Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	14x15	Second	15	14
Bedroom 2	14x10	Second	10	14
Bedroom 3	13x10	Second	10	13
Bedroom 4	10x11	Second	11	10
Loft	12x11	Second	11	12
Office	14x10	First	10	14
Family Room	15x18	First	18	15
Kitchen	11x14	First	14	11

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

CommunityFeatures: Deed Restrictions, Dog Park, Playground, Sidewalks

Utilities: BB/HS Internet Available, Cable Available

Amenities: Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Hurricane Shutters

Features: Eat-in Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Walk-In Closet(s)



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Building Details

NewConstructionYN: Yes

Exterior material: Block, Stucco, Wood Siding

Heating: Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type:
Vacant

Showing Requirements: Supra Lock Box, Appointment Only, Go Direct, ShowingTime



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