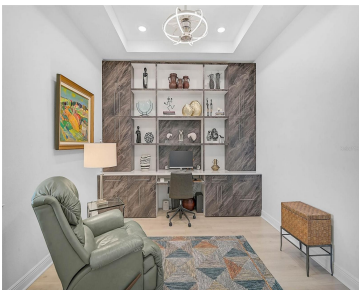


5032 KIVA CIRCLE BRADENTON FL 34211

https://candiscarmichael.com



3 Bedrooms + En-Suite Baths, Saltwater Pool + Spa, 3.5 Baths + 3-Car Garage. Welcome to easy, resort-style living in this gated 55+ community with social clubs, fitness classes, a full gym, and a resort-style pool with lap lanes and a resistance pool. Set on a Private Preserve Lot, this home is made for enjoying [...]

- 3 beds
- 4 baths
- Residential
- Single Family Residence
- Active
- 2567 sq ft



Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4676208



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=CcxufkMw2s3>

---

## Basics

**Bathrooms Full:** 3

**Date added:** Added 1 day ago

**Type:** Residential

**Bathrooms:** 4 baths

**Floors:** 1 floor

**Lot size, sq ft:** 8860 sq ft

**View:** Trees/Woods

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2567 sq ft

**Year built:** 2023

**SubdivisionName:** CRESSWIND PH II SUBPH A, B & C

**GarageSpaces:** 3

---

## Location Details

**Township:** 35S

**Road Surface Type:** Asphalt

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Luxury Vinyl, Tile

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Garage Faces Side

**Attached Garage YN:** Yes

**Pets Allowed:** Cats OK, Dogs OK, Number Limit

**Roof:** Concrete, Tile

**Window Features:** Shutters

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**View:** Trees/Woods

**Sewer:** Public Sewer

**Heating:** Heat Pump

**Lot Features:** Sidewalk, Paved

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System, Water Softener

**Laundry Features:** Gas Dryer Hookup, Laundry Room, Washer Hookup

**Pool Features:** Chlorine Free, Gunite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

**Spa Features:** In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

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

**Architectural Style:** Contemporary

**Vegetation:** Mature Landscaping, Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

---

## Property Details

**Subdivision Name:** CRESSWIND PH II SUBPH A, B & C **Parcel Number:** 581131809

**Levels:** One

**Direction Faces:** Southeast

**Builder Name:** Kolter Homes

**Builder Model:** Palm Beach

**Foundation Details:** Slab

**Construction Materials:** Block, Concrete, Stucco

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



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## Association Information

**Association YN:** Yes

**Association Fee:** 1347.84

**Association Fee Frequency:**  
Quarterly

**Association Fee Includes:** Cable TV, Pool, Internet, Maintenance Grounds, Management

**Association Amenities:** Cable TV, Clubhouse, Fitness Center, Gated, Pickleball Court(s), Pool, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions, Wheelchair Access

**Community Features:** Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$10,588

**Tax Other Annual Assessment Amount:** 2037

**Tax Legal Description:** LOT 221, CRESSWIND PH II SUBPH A, B & C PI #5811.3180/9

**Tax Lot:** 221

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## Green Building Info

**Green Water Conservation:** Irrigation-Reclaimed Water

**Green Indoor Air Quality:** HVAC UV/Elec. Filtration

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## Rooms



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Room type	Dimensions	Level	Length	Width
Great Room	25x19	First	19	25
Kitchen	13x16	First	16	13
Dining Room	13x15	First	15	13
Primary Bedroom	17x15	First	15	17
Den	13x12	First	12	13
Bathroom 3	13x13	First	13	13
Bedroom 2	13x12	First	12	13
Laundry	10x11	First	11	10

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** In Ground

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Gated Community - No Guard, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Sidewalks, Street Lights

**ExteriorFeatures:** Hurricane Shutters, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors

**Utilities:** Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System, Water Softener

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

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

**WindowFeatures:** Shutters

**PoolFeatures:** Chlorine Free, Gunitite, Heated, In Ground, Lighting, Salt Water, Screen Enclosure

**Features:** Built-in Features, Ceiling Fans(s), In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

---

## Building Details

**ArchitecturalStyle:** Contemporary **NewConstructionYN:** No

**Heating:** Heat Pump

**Exterior material:** Block, Concrete, Stucco

**Roof:** Concrete, Tile

**Parking:** Driveway, Garage Door Opener, Garage Faces Side

---

## Miscellaneous



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**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Supra Lock Box, Appointment Only,  
Lock Box Electronic, See Remarks, ShowingTime

**Occupant Type:** Owner

**Other Structures:** Outdoor  
Kitchen



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