

# 5544 MULLIGAN WAY BRADENTON FL 34211

<https://candiscarmichael.com>



This MOVE-IN READY, beautifully upgraded estate home is positioned on a premier golf course street within the guard-gated Lakewood National Golf Club community in Lakewood Ranch, offering an exceptional blend of luxury, comfort, and resort-style living. The residence features a wood- ceiling porch entrance, hurricane-impact windows, a remote-controlled retractable lanai hurricane screen, a sparkling saltwater [...]

- 4 beds
- 4 baths
- Residential
- Single Family Residence
- Closed
- 3117 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Closed

**Office ID:** MFR261010944

**MLS ID:** MFRA4689664



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## Description

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

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## Basics

**Bathrooms Full:** 3

**Bathrooms Half:** 1

**Date added:** Added 2 hours ago

**Category:** Single Family Residence

**Type:** Residential

**Bedrooms:** 4 beds

**Bathrooms:** 4 baths

**Half baths:** 1 half bath

**Floors:** 2 floors

**Area, sq ft:** 3117 sq ft

**Lot size, sq ft:** 10642 sq ft

**Year built:** 2020

**View:** Golf Course

**SubdivisionName:** LAKEWOOD NATIONAL GOLF CULB PH II

**ListOfficeName:** EXP REALTY LLC

**GarageSpaces:** 3

**ListAOR:** mfrmls

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## Location Details

**Township:** 35S

**Road Surface Type:** Asphalt

**Road Responsibility:** Public Maintained Road

**Elementary School:** Gullett Elementary

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

**High School:** Lakewood Ranch High

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## Property Features



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**Interior Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Wet Bar, Window Treatments

**Flooring:** Ceramic Tile, Wood

**Patio And Porch Features:** Covered, Deck, Enclosed, Front Porch, Patio, Screened

**Pool Features:** Auto Cleaner, Deck, Gunite, Heated, In Ground, Lighting, Outside Bath Access, Salt Water, Screen Enclosure, Tile

**Spa Features:** Heated, In Ground

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Sidewalk, Sprinkler Metered

**Security Features:** Gated Community, Secured Garage/Parking, Security System, Security System Owned, Smoke Detector(s)

**Architectural Style:** Mediterranean

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

**Water Source:** Public

**Cooling:** Central Air, Mini-Split Unit(s), Attic Fan

**Furnished:** Unfurnished

**Appliances:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

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

**Pool Private YN:** Yes

**Spa YN:** Yes

**Parking Features:** Curb Parking, Driveway, Garage Door Opener, Ground Level, Guest, Off Street, Workshop in Garage

**Attached Garage YN:** Yes

**Pets Allowed:** Breed Restrictions, Cats OK, Dogs OK

**Roof:** Tile

**Window Features:** Aluminum Frames, Blinds, Storm Window(s)

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

**View:** Golf Course

**Sewer:** Public Sewer

**Heating:** Central, Exhaust Fan, Natural Gas

**Lot Features:** Landscaped, On Golf Course, Private, Sidewalk, Paved, Unincorporated

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**Subdivision Name:** LAKEWOOD NATIONAL GOLF  
CULB PH II

**Parcel Number:** 5815-7800-9

**Levels:** Two

**Direction Faces:** North

**Builder Name:** Lennar

**Builder Model:** Napoli Grande

**Foundation Details:** Slab

**Construction Materials:** Block, Stucco

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

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 11028

**Association Fee Frequency:**  
Annually

**Association Fee Includes:** Guard - 24 Hour, Pool, Escrow Reserves Fund, Maintenance Structure, Maintenance Grounds, Management, Recreational Facilities

**Association Amenities:** Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Lobby Key Required, Maintenance, Optional Additional Fees, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s), Vehicle Restrictions, Wheelchair Access

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$2,772

**Tax Other Annual Assessment Amount:** 2772

**Tax Legal Description:** LOT 501, LAKEWOOD NATIONAL GOLF CLUB PH II PI #5815.7800/9

**Tax Lot:** 501

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## Green Building Info

**Green Water Conservation:** Drip Irrigation, Irrigation-Reclaimed Water, Water-Smart Landscaping

**Green Indoor Air Quality:** HVAC UV/Elec. Filtration, Non Toxic Pest Control, Ventilation



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# Rooms



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Room type	Dimensions	Level	Length	Width
Primary Bedroom	13x18	First	18	13
Primary Bathroom		First		
Bedroom 2	11x13	First	13	11
Bathroom 2		First		
Bedroom 3	11x12	First	12	11
Bathroom 3		First		
Bathroom 4		Second		
Den	10x12	First	12	10
Bonus Room	23x23	Second	23	23
Kitchen	11x15	First	15	11
Dining Room	12x15	First	15	12
Dinette		First		
Great Room	21x18	First	18	21
Foyer		First		



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**Spa Features:** Heated, In Ground

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Fitness Center, Gated Community - Guard, Gated Community - No Guard, Golf Carts OK, Golf, Handicap Modified, Irrigation-Reclaimed Water, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s), Wheelchair Access

**ExteriorFeatures:** Lighting, Outdoor Grill, Outdoor Kitchen, Private Entrance, Sidewalk, Sprinkler Metered

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

**Amenities:** Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air, Mini-Split Unit(s), Attic Fan

**Security Features:** Gated Community, Secured Garage/Parking, Security System, Security System Owned, Smoke Detector(s)

**WindowFeatures:** Aluminum Frames, Blinds, Storm Window(s)

**PoolFeatures:** Auto Cleaner, Deck, Gunite, Heated, In Ground, Lighting, Outside Bath Access, Salt Water, Screen Enclosure, Tile

**Features:** Built-in Features, Ceiling Fans(s), Crown Molding, Eat-in Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Split Bedroom, Thermostat, Tray Ceiling(s), Wet Bar, Window Treatments

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## Building Details

**ArchitecturalStyle:** Mediterranean

**Heating:** Central, Exhaust Fan, Natural Gas

**Roof:** Tile

**NewConstructionYN:** No

**Exterior material:** Block, Stucco

**Parking:** Curb Parking, Driveway, Garage Door Opener, Ground Level, Guest, Off-street, Workshop in Garage



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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment, Private Entrance

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

**Occupant Type:** Vacant

**Other Structures:** Outdoor  
Kitchen



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