

# 6918 HANOVER COURT LAKEWOOD RANCH FL 34202

<https://candiscarmichael.com>



WHY WAIT TO BUILD? GORGEOUS, WATER VIEW POOL HOME IS READY NOW AND WITH A NEW PRICE! Welcome to Del Webb Lakewood Ranch and this adorable, highly upgraded Contour model featuring a superb water view and a gorgeous 2 year new saltwater pool surrounded by custom travertine pavers and an oversized lanai with remote-control storm [...]

- 2 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1405 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC  
**Status:** Active

**Office ID:** MFR261010944  
**MLS ID:** MFRA4668217



**Call us now**  
Phone: 727-888-3292  
Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4668217>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 2 beds

**Half baths:** 0 half baths

**Area, sq ft:** 1405 sq ft

**Year built:** 2020

**SubdivisionName:** DEL WEBB PH III SUBPH 3A, 3B & 3C

**GarageSpaces:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 9239 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 35S

**Road Surface Type:** Asphalt

---

## Property Features



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Crown Molding, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments

**Flooring:** Tile

**Pool Private YN:** Yes

**Waterfront YN:** Yes

**Parking Features:** Garage Door Opener

**Attached Garage YN:** Yes

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

**Roof:** Tile

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

**Appliances:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Pool Features:** Gunite, Heated, Salt Water

**Waterfront Features:** Pond

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Hurricane Shutters, Lighting, Sliding Doors

**Window Features:** Blinds, Window Treatments

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Natural Gas

**Lot Features:** Oversized Lot

---

## Property Details

**Subdivision Name:** DEL WEBB PH III SUBPH 3A, 3B & 3C

**Levels:** One

**Builder Name:** Pulte

**Foundation Details:** Slab

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

**Parcel Number:** 586148009

**Direction Faces:** East

**Builder Model:** Contour

**Construction Materials:** Block, Stucco

---

## Association Information



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee:** 1549

**Association Fee Frequency:** Quarterly

**Association Fee Includes:** Pool, Escrow Reserves Fund, Maintenance Grounds, Management, Pest Control, Recreational Facilities

**Association Amenities:** Fence Restrictions

**Community Features:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

---

## Fees&Taxes

**Tax Year:** 2024

**Tax Annual Amount:** \$5,569

**Tax Other Annual Assessment Amount:** 1289

**Tax Legal Description:** LOT 827, DEL WEBB PH III SUBPH 3A, 3B & 3C PI #5861.4800/9

**Tax Lot:** 827

---

## Rooms

Room type	Dimensions	Level	Length	Width
Living Room	14x13	First	13	14
Dinette	13.1x8.4	First	8.4	13.1
Kitchen	14x10	First	10	14
Primary Bedroom	14x13	First	13	14
Bedroom 2	11x10	First	10	11
Den	9x9.1	First	9.1	9



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Amenities & Features

**Waterfront available:** Yes

**AttachedGarageYN:** Yes

**PoolPrivateYN:** Yes

**CommunityFeatures:** Association Recreation - Owned, Buyer Approval Required, Clubhouse, Deed Restrictions, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Pool, Restaurant, Sidewalks, Special Community Restrictions, Tennis Court(s)

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Blinds, Window Treatments

**PoolFeatures:** Gunite, Heated, Salt Water

**Features:** Crown Molding, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Stone Counters, Walk-In Closet(s), Window Treatments

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Natural Gas

**Exterior material:** Block, Stucco **Roof:** Tile

**Parking:** Garage Door Opener

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Appointment Only, Lock Box Electronic, ShowingTime



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE