

7204 GREAT EGRET BOULEVARD SARASOTA FL 34241
https://candiscarmichael.com



Welcome to 7204 Great Egret Boulevard, the ENERGY STAR® certified Meritage Homes “Ashwood II” model that sets a new standard in Heron Landing. Built in 2022 and thoughtfully enhanced throughout, this 5-bedroom, 4.5-bathroom, corner lot pool home combines luxury finishes, intelligent design, and stunning water views in one of Sarasota’s most desirable gated communities. Better than new [...]

- 5 beds
- 5 baths
- Residential
- Single Family Residence
- Active
- 4055 sq ft



Courtesy of

Listing Office: REAL BROKER, LLC
Status: Active

Office ID: MFR805521714
MLS ID: MFRTB8513840



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Description

Virtual Tour:

<https://www.zillow.com/view-imx/f5dda08a-2067-4164-ac9e-2bafb9e3b80f?wl=true&setAttribution=mls&initialViewType=pano>

Basics

Bathrooms Full: 4

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 5 baths

Area, sq ft: 4055 sq ft

Year built: 2022

ListOfficeName: REAL BROKER, LLC

ListAOR: mfrmls

Bathrooms Half: 1

Category: Single Family Residence

Bedrooms: 5 beds

Half baths: 1 half bath

Lot size, sq ft: 9979 sq ft

SubdivisionName: HERON LNDG 208 PH 1

GarageSpaces: 3

Location Details

Township: 37

Road Surface Type: Asphalt

Elementary School: Lakeview Elementary **Middle Or Junior School:** Sarasota Middle

High School: Riverview High

Property Features



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Interior Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

Flooring: Tile

Pool Private YN: Yes

Spa YN: Yes

Parking Features: Garage Door Opener

Attached Garage YN: Yes

Pets Allowed: Yes

Roof: Tile

Window Features: Blinds, Shutters

Water Source: Public

Cooling: Central Air

Furnished: Negotiable

Appliances: Cooktop, Dishwasher, Disposal, Microwave

Laundry Features: Inside, Laundry Room

Pool Features: In Ground, Lighting, Salt Water, Screen Enclosure

Spa Features: Heated, In Ground

Garage YN: Yes

Garage Spaces: 3

Exterior Features: Outdoor Kitchen, Rain Gutters

Security Features: Gated Community

Utilities: Public

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: HERON LNDG 208 PH 1

Levels: Two

Builder Name: Meritage Homes

Foundation Details: Slab

Listing Terms: Cash, Conventional, Other, VA Loan

Parcel Number: 0266030098

Direction Faces: West

Builder Model: Ashwood II

Construction Materials: Block

Association Information

Association YN: Yes

Association Fee: 234

Association Fee Frequency: Monthly **Community Features:** Gated Community - Guard

Fees&Taxes



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Tax Year: 2025

Tax Legal Description: LOT 95, HERON LANDING PHASE 1,
PB 51 PG 81-98

Tax Annual Amount: \$10,568

Tax Lot: 95

Rooms



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Room type	Dimensions	Level	Length	Width
Kitchen	13x24	First	24	13
Living Room	30x19	First	19	30
Dining Room	14x12	First	12	14
Office	14x11	First	11	14
Bedroom 1	12x12	First	12	12
Bedroom 2	15x12	First	12	15
Bedroom 3	15x12	First	12	15
Primary Bedroom	18x14	First	14	18
Primary Bathroom	18x11	First	11	18
Laundry	9x8	First	8	9
Bonus Room	24x22	Second	22	24
Bedroom 4	15x15	Second	15	15

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Gated Community - Guard

ExteriorFeatures: Outdoor Kitchen, Rain Gutters

Utilities: Public

Amenities: Cooktop, Dishwasher, Disposal, Microwave

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Security Features: Gated Community

WindowFeatures: Blinds, Shutters

PoolFeatures: In Ground, Lighting, Salt Water, Screen Enclosure

Features: Ceiling Fans(s), High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s)

Building Details

NewConstructionYN: No

Exterior material: Block

Parking: Garage Door Opener

Heating: Central

Roof: Tile

Miscellaneous

Ownership: Fee Simple

Occupant Type: Owner

Other Equipment: Irrigation Equipment

Showing Requirements: Coming Soon - Allowing Showings, Gate Code Required, Lock Box Electronic-CBS Code Required, See Remarks, ShowingTime



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