

# 7254 KODIAK LANE SARASOTA FL 34240

<https://candiscarmichael.com>



Located in the heart of the vibrant Waterside district of Lakewood Ranch, this stunning home in Emerald Landing at Waterside offers the perfect blend of luxury living and unbeatable access to everything happening nearby. Just moments from the shops, restaurants, events, and waterfront atmosphere of Waterside Place, this home is ideal for buyers who want [...]

- 3 beds
- 3 baths
- Residential
- Single Family Residence
- Active
- 2218 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRTB8486718



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Phone: 727-888-3292

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



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## Basics

**Bathrooms Full:** 2

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 2 floors

**Lot size, sq ft:** 4170 sq ft

**SubdivisionName:** EMERALD LNDG/WATERSIDE

**GarageSpaces:** 2

**Bathrooms Half:** 1

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 2218 sq ft

**Year built:** 2025

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

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## Location Details

**Township:** 36S

**Road Surface Type:** Asphalt

**Elementary School:** Tatum Ridge Elementary

**Middle Or Junior School:** McIntosh Middle

**High School:** Booker High

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## Property Features



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**Interior Features:** High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Window Treatments

**Flooring:** Carpet, Luxury Vinyl, Tile

**Patio And Porch Features:** Front Porch, Rear Porch

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Rain Gutters, Sidewalk

**Window Features:** Shutters

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Sewer:** Public Sewer

**Heating:** Electric, Natural Gas

**Appliances:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Parking Features:** Alley Access, Covered, Garage Door Opener, Garage Faces Rear, Ground Level, Oversized

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Architectural Style:** Cottage, Florida, Key West

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** EMERALD LNDG/WATERSIDE **Parcel Number:** 0194020097

**Levels:** Two

**Direction Faces:** North

**Builder Name:** David Weekley Homes

**Builder Model:** Bullhead

**Foundation Details:** Slab

**Construction Materials:** Block, HardiPlank Type, Stucco

**Property Condition:** Completed

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## Association Information

**Association YN:** Yes

**Association Fee:** 375

**Association Fee Frequency:** Monthly

**Association Fee Includes:** Maintenance Grounds

**Association Amenities:** Clubhouse, Pool

**Community Features:** Clubhouse, Community Mailbox, Dog Park, Pool, Sidewalks, Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$3,651

**Tax Other Annual Assessment Amount:** 2109

**Tax Legal Description:** LOT 97, EMERALD LANDING AT WATERSIDE, PB 57 PG 284-295

**Tax Lot:** 97

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## Rooms

Room type	Level
Kitchen	First
Great Room	First
Primary Bedroom	First
Den	First
Bedroom 2	Second
Bedroom 3	Upper
Bonus Room	Second

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## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Clubhouse, Community Mailbox, Dog Park, Pool, Sidewalks, Street Lights

**ExteriorFeatures:** Rain Gutters, Sidewalk

**Features:** High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat, Window Treatments

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**WindowFeatures:** Shutters

**Utilities:** Cable Available, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer

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## Building Details

**ArchitecturalStyle:** Cottage, Florida, Key West **NewConstructionYN:** No

**Heating:** Electric, Natural Gas

**Roof:** Shingle

**Exterior material:** Block, HardiPlank Type, Stucco

**Parking:** Alley Access, Covered, Garage Door Opener, Garage Faces Rear, Ground Level, Oversized

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## Miscellaneous

**Ownership:** Fee Simple

**Other Equipment:** Irrigation Equipment

**Occupant Type:** Owner

**Showing Requirements:** Appointment Only, No Lockbox, ShowingTime



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