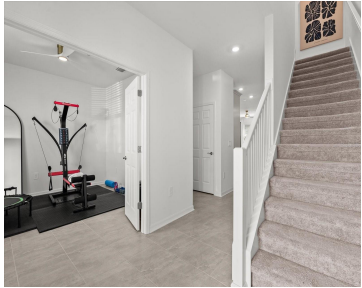
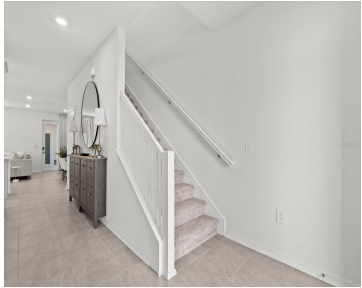


# 7328 PORTLIGHT LANE SARASOTA FL34240

<https://candiscarmichael.com>



**\$540,000**



\*\*\*Motivated seller whose relocating so bring an offer. Best lot in Nautique!\*\*\*  
 Welcome to Waterside living in the heart of Lakewood Ranch! This rare end-unit townhouse is the community's largest floorplan, filled with natural light, privacy, and every modern comfort you've been searching for. Located just one mile from Waterside Place, you'll enjoy instant access [...]

- 3 beds
- 3 baths
- Residential
- Townhouse
- Active
- 1912 sq ft



## Courtesy of

**Listing Office:** LPT REALTY, LLC

**Status:** Active

**Office ID:** MFR261016803

**MLS ID:** MFRA4677713



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



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## Description

**Virtual Tour:** <https://my.matterport.com/show/?m=nDYRKbGUukk&mls=1>

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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:** 4126 sq ft

**View:** Water

**ListOfficeName:** LPT REALTY, LLC

**ListAOR:** mfrmls

**Bathrooms Half:** 1

**Category:** Townhouse

**Bedrooms:** 3 beds

**Half baths:** 1 half bath

**Area, sq ft:** 1912 sq ft

**Year built:** 2024

**SubdivisionName:** NAUTIQUE/WATERSIDE

**GarageSpaces:** 2

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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:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Upstairs, Solid Surface Counters, Split Bedroom, Stone Counters

**Flooring:** Carpet, Tile

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

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Shingle

**Utilities:** Cable Connected, Fiber Optics, Public, Sewer Connected, Underground Utilities, Water Connected

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Appliances:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**Laundry Features:** Laundry Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Courtyard, Hurricane Shutters

**Architectural Style:** Coastal, Craftsman

**Vegetation:** Trees/Landscaped

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

---

## Property Details

**Subdivision Name:** NAUTIQUE/WATERSIDE

**Levels:** Two

**Foundation Details:** Slab

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

**Parcel Number:** 0194150064

**Direction Faces:** North

**Construction Materials:** Block

---

## Association Information

**Association YN:** Yes

**Association Fee Frequency:** Monthly

**Association Amenities:** Playground, Pool, Recreation Facilities

**Association Fee:** 234

**Association Fee Includes:** Pool, Maintenance Structure, Maintenance Grounds

**Community Features:** Deed Restrictions, Dog Park, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Street Lights



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## Fees&Taxes

**Tax Year:** 2025

**Tax Annual Amount:** \$6,457

**Tax Other Annual Assessment Amount:** 1485

**Tax Legal Description:** LOT 64, NAUTIQUE AT WATERSIDE, PB 56 PG 361-370

**Tax Lot:** 64

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## Rooms

Room type	Level
Living Room	First
Kitchen	First
Dining Room	First
Den	First
Primary Bedroom	Second
Bedroom 2	Second
Bedroom 3	Second
Laundry	Second

---

## Amenities & Features



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**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Deed Restrictions, Dog Park, Irrigation-Reclaimed Water, Playground, Pool, Sidewalks, Street Lights

**Utilities:** Cable Connected, Fiber Optics, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer

**GarageYN:** Yes

**FireplaceYN:** No

**Cooling:** Central Air

**ExteriorFeatures:** Courtyard, Hurricane Shutters

**Features:** Ceiling Fans(s), Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Surface Counters, Split Bedroom, Stone Counters

---

## Building Details

**ArchitecturalStyle:** Coastal, Craftsman

**Heating:** Central, Electric

**Roof:** Shingle

**NewConstructionYN:** No

**Exterior material:** Block

---

## Miscellaneous

**Ownership:** Fee Simple

**Showing Requirements:** Supra Lock Box, 24 Hour Notice

**Occupant Type:** Owner



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