#### 7505 WEEPING WILLOW BOULEVARD SARASOTA FL 34241

https://candiscarmichael.com









One or more photo(s) has been virtually staged. Luxurious Lakefront Living in The Woodlands of Bent Tree! This beautiful home offers a private setting on over half an acre, backing onto a spring-fed lake in the gated Woodlands of Bent Tree. Nestled in an A-rated school district and surrounded by lush landscaping, this property combines [...]

- 4 beds
- 3 baths
- Residentia
- Single Family Residence
- Active
- 3141 sq ft



# **Courtesy of**

**Listing Office:** MARK SPAIN REAL ESTATE **Office ID:** MFR261019292

Status: Active MLS ID: MFRO6346384



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Phone: 727-888-3292



# **Description**

Virtual Tour: https://www.propertypanorama.com/instaview/stellar/06346384

### **Basics**

Bathrooms Full: 3 Date added: Added 12 hours ago

**Category:** Single Family Residence **Type:** Residential

**Bedrooms: 4** beds **Bathrooms: 3** baths

**Half baths: 0** half baths **Floors: 1** floor

**Area, sq ft: 3141** sq ft **Lot size, sq ft: 24700** sq ft

Year built: 1987 View: Pool, Water

SubdivisionName: BENT TREE VILLAGE ListOfficeName: MARK SPAIN REAL ESTATE

GarageSpaces: 2 ListAOR: mfrmls

#### **Location Details**

Township: 37 Road Surface Type: Asphalt, Paved

Middle Or Junior School: Sarasota Middle High School: Sarasota High

## **Property Features**





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Interior Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar **Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Flooring: Ceramic Tile, Luxury Vinyl

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

**Vegetation:** Mature Landscaping

Hookup

Pool Private YN: Yes

Patio And Porch Features: Covered, Patio,

Screened

**Pool Features:** Gunite, Heated, In Ground

Spa Features: Heated, In Ground

Waterfront YN: Yes Waterfront Features: Pond

Fireplace YN: Yes Fireplace Features: Living Room

Parking Features: Driveway, Garage Door Opener, Garage YN: Yes

Ground Level

Attached Garage YN: Yes Garage Spaces: 2

Pets Allowed: Yes Exterior Features: Sidewalk

Fencing: Wire Roof: Shingle

Security Features: Smoke Detector(s) Architectural Style: Florida, Ranch

**Utilities:** BB/HS Internet Available, Cable Available,

Sewer Connected, Water Connected

View: Pool, Water Water Source: Public Sewer: Public Sewer Cooling: Central Air

Heating: Central, Electric Furnished: Unfurnished

Lot Features: In County, Sidewalk, Paved, Private

## **Property Details**

Subdivision Name: BENT TREE VILLAGE Parcel Number: 0265080003

Levels: Three Or More Direction Faces: Southeast

Foundation Details: Slab Construction Materials: Concrete, Stucco

**Listing Terms:** Cash, Conventional, VA Loan **Property Condition:** Completed

### **Association Information**



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**Association YN:** Yes **Association Fee:** 1424

Association Fee Frequency: Association Fee Includes: Common Area Taxes, Escrow

Annually Reserves Fund, Security

**Association Amenities:** Gated **Community Features:** Buyer Approval Required, Deed

Restrictions, Gated Community - No Guard, Golf Carts OK,

Sidewalks, Street Lights

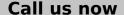
### Fees&Taxes

Tax Year: 2024 Tax Annual Amount: \$8,342

**Tax Legal Description:** LOT 35 BENT TREE VILLAGE UNIT 3 **Tax Lot:** 35

#### **Rooms**





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Room type	Dimensions	Level	Length	Width
Kitchen	14x18	First	18	14
Family Room	20x24	First	24	20
Living Room	12x16	First	16	12
Dining Room	11x14	First	14	11
Primary Bedroom	16x17	First	17	16
Bedroom 2	12x14	First	14	12
Bedroom 3	11x16	First	16	11
Bedroom 4	12x12	First	12	12

# **Amenities & Features**





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Waterfront available: Yes AttachedGarageYN: Yes

PoolPrivateYN: Yes

Spa Features: Heated, In Ground

CommunityFeatures: Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, Golf Carts

OK, Sidewalks, Street Lights

PoolFeatures: Gunite. Heated. In Ground

Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, Eat-in Kitchen, Living Room, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

**GarageYN:** Yes FireplaceYN: Yes

Cooling: Central Air

**Security Features:** Smoke

Detector(s)

**ExteriorFeatures:** Sidewalk

Utilities: BB/HS Internet Available, Cable Available, Sewer Connected,

Water Connected

Amenities: Dishwasher, Dryer, Range, Range Hood, Refrigerator,

Washer

# **Building Details**

ArchitecturalStyle: Florida, Ranch NewConstructionYN: No

**Heating:** Central, Electric Exterior material: Concrete, Stucco

Roof: Shingle Parking: Driveway, Garage Door Opener, Ground Level

### **Miscellaneous**

Ownership: Fee Simple Occupant Type: Vacant

Other Equipment: Irrigation Showing Requirements: Combination Lock Box, Lockbox, Equipment

Lock Box No Call, See Remarks, ShowingTime





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