

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
- Residential
- Single Family Residence
- Active
- 3141 sq ft



Courtesy of

**Listing Office:** MARK SPAIN REAL ESTATE

**Status:** Active

**Office ID:** MFR261019292

**MLS ID:** MFRO6346384



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Email: RealtorCandis@gmail.com



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## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/O6346384>

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## Basics

**Bathrooms Full:** 3

**Category:** Single Family Residence

**Bedrooms:** 4 beds

**Half baths:** 0 half baths

**Area, sq ft:** 3141 sq ft

**Year built:** 1987

**SubdivisionName:** BENT TREE VILLAGE

**GarageSpaces:** 2

**Date added:** Added 4 hours ago

**Type:** Residential

**Bathrooms:** 3 baths

**Floors:** 1 floor

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

**View:** Pool, Water

**ListOfficeName:** MARK SPAIN REAL ESTATE

**ListAOR:** mfrmls

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## Location Details

**Township:** 37

**Road Responsibility:** Private Maintained Road

**Middle Or Junior School:** Sarasota Middle

**Road Surface Type:** Asphalt, Paved

**Elementary School:** Lakeview Elementary

**High School:** Sarasota High

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## 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

**Flooring:** Ceramic Tile, Luxury Vinyl

**Patio And Porch Features:** Covered, Patio, Screened

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

**Waterfront YN:** Yes

**Fireplace YN:** Yes

**Parking Features:** Driveway, Garage Door Opener, Ground Level

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Fencing:** Wire

**Security Features:** Smoke Detector(s)

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

**View:** Pool, Water

**Sewer:** Public Sewer

**Heating:** Central, Electric

**Lot Features:** In County, Sidewalk, Paved, Private

**Appliances:** Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

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

**Pool Private YN:** Yes

**Spa Features:** Heated, In Ground

**Waterfront Features:** Pond

**Fireplace Features:** Living Room

**Garage YN:** Yes

**Garage Spaces:** 2

**Exterior Features:** Sidewalk

**Roof:** Shingle

**Architectural Style:** Florida, Ranch

**Vegetation:** Mature Landscaping

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Unfurnished

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## Property Details

**Subdivision Name:** BENT TREE VILLAGE

**Levels:** Three Or More

**Foundation Details:** Slab

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

**Parcel Number:** 0265080003

**Direction Faces:** Southeast

**Construction Materials:** Concrete, Stucco

**Property Condition:** Completed

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## Association Information



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**Association YN:** Yes

**Association Fee Frequency:** Annually

**Association Amenities:** Gated

**Association Fee:** 1424

**Association Fee Includes:** Common Area Taxes, Escrow Reserves Fund, Security

**Community Features:** Buyer Approval Required, Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Sidewalks, Street Lights

## Fees&Taxes

**Tax Year:** 2024

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

**Tax Annual Amount:** \$8,342

**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

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## Building Details

**ArchitecturalStyle:** Florida, Ranch **NewConstructionYN:** No

**Heating:** Central, Electric

**Exterior material:** Concrete, Stucco

**Roof:** Shingle

**Parking:** Driveway, Garage Door Opener, Ground Level

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## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Vacant

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Combination Lock Box, Lockbox, Lock Box No Call, See Remarks, ShowingTime



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