



County: Manatee
Property Style: Single Family Residence
Subdiv: RIVER WOODS PH IV
Subdiv/Condo:
Beds: 4, **Baths:** 3/0
Pool: Private, Community
Garage: Yes **Attch:** Yes **Spcls:** 2
Max Times per Yr: 1
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 950.00
Average Monthly Fees: 79.17

Status: Incomplete
List Price: \$749,000
LP/SqFt: \$238.31
Year Built: 2004
ADOM: CDOM:
Heated Area: 3,143 SqFt / 292 SqM
Total Area: 3,977 SqFt / 369 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features: Cleared, Cul-De-Sac, In County, Landscaped, Level/Flat, Street Paved
Flood Zone Code: X,AE

Welcome home to your stunning private oasis with embellishments & customizations that make it one of a kind. Peace, Privacy and tranquility will be felt throughout from the moment you enter this retreat! Situated at the back of the neighborhood on a cul-de-sac with beautiful views of the woods just beyond your tastefully updated Encage Pool & Outdoor living area. Even the most discerning buyer will be able to appreciate the elevated details and quality of the updates throughout the home. The kitchen which shows like a fine piece of artwork was updated in 2021. It's not only stunning with floor to ceiling imported Canadian custom maple cabinets with lighting, but also functional and sure to exceed your culinary desires. The Large Island features added drawer storage and is the perfect place for your friends and family to gather when entertaining. There is a hidden coffee bar, Quartzite Counters, Iridescent Backsplash imported from Spain & Kohler Cast Iron Sink. The convection induction double oven and refrigerator are GE's elegant Café Series which ties in seamlessly to the gorgeous cabinetry hardware and the Bosch dishwasher. The homes split floor plan provides 3 separate living areas for ultimate peace and privacy while providing large open common rooms perfect for entertaining & connecting with your family and friends. Pride of ownership is shown throughout this beautifully maintained home. The private wooded views will greet you each morning from your large owner's suite. The bedroom features direct access to the encage pool, Hickory wood floors, lighted tray ceilings w/ crown molding & 2 large closets you will pass to get to your ensuite bathroom. Updated in 2020 this spa retreat offers Travertine floors & walls, custom maple wood dual sink vanity, marble counters, custom lights and chandelier, Updated walk-in shower with travertine walls & seamless glass, a Large Cast-iron soaking tub, Bidet & a Recirculating hot water pump that provides instant hot water. Just off the bathroom via a pocket door you will find a large studio currently used for creating some wonderful pieces of art. This room offers ample custom maple cabinetry with pull out shelves, a soap stone counter and is versatile to be used however your heart desires. From Remote workspace to game room, dream your perfect use for this room and make it happen. The Bonus Room at the back of the home features built-ins with a drop-down desk perfect for a remote learning space or secondary workspace while enjoying pool views. This is also a great separate living space for guests or children of any age as a flex room with its own bedroom and bathroom separate from the other secondary bedrooms. The 3rd & 4th Bedroom feature hickory wood floors and share a jack/jill bathroom with wood vanity and granite counters. Outdoor living important to you? The large outdoor pool and deck were updated in 2023 & will not disappoint with a 35x15 lagoon style pool that was resurfaced, tiled & has 2 Stainless Steel in water lights. It is surrounded by 45' paver patio in addition to a generously sized covered area that offers an outdoor kitchen updated in 2021 complete with custom cabinetry, exotic stone counters, 2 drawer SS fridge, double SS sink & dual fans. This stunning home has something for everyone and is fully fenced in. River Woods is a quaint friendly neighborhood, providing nice amenities without all the expense. Low HOA, No CDD. Take a tour, fall in love and make it yours today!

Land, Site, and Tax Information

Legal Desc: LOT 201 RIVER WOODS PHASE IV, LESS THAT PART INCLUDED IN OR 1801/2047 DESC AS FOLLOWS: THAT CERTAIN PART OF LOT 201, RIVER WOODS SUB, PH IV, REC IN PB 37, PGS 156-161, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NLY COR OF LOT 200 OF SD RIVER WOODS, UN IT IV; TH S 47 DEG 30 MIN 38 SEC E, ALG THE COMMON LN BETWEEN LOT 200 & LOT 201, A DIST OF 202.36 FT TO NELY COR

SE/TP/RG: 07-34S-19E

Subdivision #:

Between US 1 & River:

Tax ID: 505311769

Taxes: \$4,810

Homestead: Yes

CDD: No

AG Exemption YN:

Alt Key/Folio #: 505311769

Ownership: Fee Simple

SW Subd Condo#:

Bldg Name/#:

Total # of Floors: 1

Land Lease Y/N: No

Lot Dimensions:

Water View: Yes-Pond

Land Lease Fee:

Zoning: PDR/NCO

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee:

Development:

Complex/Comm Name:

SW Subd Name: River Woods

Flood Zone Date:

Floor #:

Census Block:

Lot Size Acres: 0.39

Block/Parcel:

Book/Page: 37,-156-161,

Front Exposure: North

Lot #: 201

Other Exemptions:

Subdiv/Condo:

Planned Unit Dev:

Census Tract:

Lot Size: 17,071 SqFt / 1,586 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Electric, Heat Pump

Utilities: Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Meter, Underground Utilities, Water Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Appliances Incl: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Range, Range Hood, Refrigerator, Washer

Flooring Covering: Carpet, Concrete, Travertine, Wood
Interior Feat: Built in Features, Ceiling Fans(s), Crown Molding, High Ceiling(s), Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Room Type

Kitchen

Level

First

Approx Dim

13x14

Flooring

Tile

Closet Type

Features

Breakfast Bar, Exhaust Fan, Kitchen Island, Stone Counters

Primary Bedroom	First	15x27	Wood	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom
Primary Bathroom	First	15x9	Travertine		Dual Sinks, En Suite Bathroom, Exhaust Fan, Garden Bath, Multiple Shower Heads, Stone Counters, Tub with Separate Shower Stall
Studio	First	15x19	Tile		Built-In Shelving, Ceiling Fan(s)
Living Room	First	21x16	Tile		
Dining Room	First	12x11	Tile		
Family Room	First	16x15	Tile		Ceiling Fan(s)
Dinette	First	6x9	Tile		
Bonus Room	First	16x12	Tile	No Closet	Built-In Shelving
Bedroom 2	First	12x11	Carpet	Built-in Closet	Ceiling Fan(s)
Bathroom 2	First	8x7	Tile	Linen Closet	Exhaust Fan, Granite Counters, Shower - No Tub, Single Vanity
Bedroom 3	First	15x17	Wood	No Closet	Ceiling Fan(s)
Bathroom 3	First	5x11	Tile		Exhaust Fan, Granite Counters, Single Vanity, Tub With Shower
Bedroom 4	First	13x13	Wood	Built-in Closet	Ceiling Fan(s)
Laundry	First	10x13	Tile		Built-In Shelving, Stone Counters

Exterior Information

Ext Construction: Block, Stucco

Roof: Tile

Foundation: Slab

Property Description:

Ext Features: Irrigation System, Lighting, Outdoor Kitchen, Private Mailbox, Rain Gutters, Sliding Doors, Sprinkler Metered

Pool: Private, Community

Pool Features: Gunite/Concrete, Heated, In Ground, Lighting, Screen Enclosure

View: Pool, Trees/Woods, Water

Assigned Spcs:

Garage Dim: 22x22, **Attached Garage Y/N:** Yes

Property Attached:

Architectural Style:

Pool Dimensions: 35x15

Spa:

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped

Fencing: Fenced

Horse Amenities:

Road Surface Type: Asphalt, Paved

Road Responsibility: Public Maintained Road

Green Features

Community Information

Community Features: Association Recreation - Owned, Clubhouse, Deed Restrictions, Fitness Center, Pool, Sidewalk, Tennis Court(s)

Comm/Assoc Water Feat: Dock

Fee Includes: Common Area Taxes, Community Pool, Escrow Reserves Fund, Fidelity Bond, Maintenance Grounds, Maintenance Repairs, Manager, Pool Maintenance, Recreational Facilities

HOA / Comm Assn: Yes

HOA Fee: \$475.00 / Required

HOA Pmt Sched: Semi-Annually

Mo Maint\$(add HOA):

Monthly HOA Amount: \$79

Pet Size: Extra Large (101+ Lbs.)

Max Pet Wt:

Other Fee:

Housing for Older Per: No

of Pets:

Pet Restrictions: All common household pets allowed. Buyer responsible to confirm all restrictions.

Years of Ownership Prior to Leasing Required: No

Association Approval Required: No

Lease Restrictions: Yes

Additional Lease Restrictions: copy of lease must be provided prior to occupancy. Application for tenants must be completed but approval is not required. Buyer responsible to confirm all restrictions.

Association/Manager Name: Realmanage - Parker Duerson

Association Email: rivwoods@ciramail.com

Master Assn/Name: No

Association/Manager Contact Phone: 866-473-2573

Association URL: www.riverwoodsparrish.com

Master Assn Fee:

Master Assn Ph:

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