



**County:** Manatee  
**Property Style:** Townhouse  
**Subdiv:** HARMONY AT LAKEWOOD RANCH PH I  
**Subdiv/Condo:**  
**Beds:** 3, **Baths:** 2/1  
**Pool:** Community  
**Garage:** Yes **Attach:** Yes **Spcs:** 2  
**Max Times per Yr:** 2  
**Home Warranty Y/N:**  
**New Construction:** No  
**Total Annual Assoc Fees:** 3,756.00  
**Average Monthly Fees:** 313.00

**Status:** Active  
**List Price:** \$343,000  
**LP/SqFt:** \$203.20  
**Year Built:** 2017  
**ADOM:** 0 **CDOM:** 0  
**Heated Area:** 1,688 SqFt / 157 SqM  
**Total Area:** 2,191 SqFt / 204 SqM  
**Total Acreage:** 0 to less than 1/4  
**Lot Features:** Coastal Construction  
Control Line, In County, Level/Flat, Near  
Golf Course, Sidewalks, Street Paved  
**Flood Zone Code:** X

Move-in ready Low maintenance stunner is ready for its new family. Light, Bright & like new without the wait or hassles of construction. Pack your bags and get ready to enjoy the good life in your new home. The split floor plan offers plenty of privacy for you and your guests. Private back yard views greet you from the moment you enter this tastefully updated oasis. From the freshly painted interior to the new luxury vinyl flooring, you'll appreciate all of the attention given to updating and maintaining the home. High ceilings and an open floor plan allow you to entertain seamlessly. Kitchen features include solid wood cabinetry, black stainless-steel appliances (all but microwave are 3 years young), a large island w/ breakfast bar, new pendant lighting, granite counters, backsplash & disposal. The split staircase gives a truly private feel to your owner's area shared only with your large laundry room complete with washer and dryer that are only 6 months old. The large Owners Bedroom offers private views, a large 6x14 walk-in closet with custom built-ins and an owner's bathroom complete with updated tile shower, Oversized dual sink vanity with great storage, new lights, mirrors, faucets and fixtures, and a private water closet. The carpet in the home is like-new and less than a year old. The home features updated fans, lights and fixtures throughout. Both secondary bedrooms are generously sized. Bedroom 2 has a walk-in closet and bedroom 3 has a built-in closet with closet system to maximize your storage. Speaking of storage... this home is not lacking.... from the giant under stair storage, to the large closet in the laundry room & the added overhead storage in your 2 Car garage, there is plenty of space for your personal things. Both Secondary bathrooms have updated lights, mirrors, faucets and fixtures. Enjoy quiet mornings or peaceful sunset painted skies from your brick paver, screened in back lanai. Grab a book or your favorite drink and unwind without interruption. If you've been looking for a great home with all the big things taken care of, this one will check all the boxes. Looking for a maintenance free community with Low Dues in Lakewood Ranch? The amenity rich community of Harmony will not disappoint! From the fitness center, playground, park & walking paths to the Large, heated walk-in pool complete with large paver patio. This community has something for everyone. If you have a 4-legged friend in need of a new home this pet friendly community is the perfect fit. Top Rated schools including LECOM are just minutes away. Great location for those who need to commute. Close to some of the best shopping, dining and entertainment around. Just a few miles to some of the top beaches in the US. Schedule a tour, fall in love, Welcome Home!!

#### Land, Site, and Tax Information

|   |                                     |                                       |
|---|-------------------------------------|---------------------------------------|
| <b>Legal Desc:</b> LOT 29 BLK A HARMONY AT LAKEWOOD RANCH PH I PI#5832.1245/9 | <b>Zoning:</b> PDMU                 | <b>Block/Parcel:</b> A                |
| <b>SE/TP/RG:</b> 08-35S-19E   | <b>Future Land Use:</b>             | <b>Book/Page:</b>                     |
| <b>Subdivision #:</b>   | <b>No Drive Beach:</b>              |                                       |
| <b>Between US 1 &amp; River:</b>  | <b>Zoning Comp:</b>                 | <b>Front Exposure:</b> South          |
| <b>Tax ID:</b> 583212459  | <b>Tax Year:</b> 2025               | <b>Lot #:</b> 29                      |
| <b>Taxes:</b> \$4,178   | <b>Annual CDD Fee:</b> 1,012        | <b>Other Exemptions:</b>              |
| <b>Homestead:</b> No  | <b>Development:</b>                 | <b>Subdiv/Condo:</b>                  |
| <b>AG Exemption Y/N:</b>  | <b>Complex/Comm Name:</b>           |                                       |
| <b>Alt Key/Folio #:</b> 583212459   | <b>SW Subd Name:</b> Lakewood Ranch |                                       |
| <b>Ownership:</b> Fee Simple  | <b>Flood Zone Date:</b> 03/17/2014  |                                       |
| <b>SW Subd Condo#:</b>  | <b>Floor #:</b>                     | <b>Planned Unit Dev:</b>              |
| <b>Bldg Name/#:</b> 12439   | <b>Census Block:</b> 2              | <b>Census Tract:</b> 002019           |
| <b>Total # of Floors:</b> 2   | <b>Lot Size Acres:</b> 0.05         | <b>Lot Size:</b> 2,100 SqFt / 195 SqM |
| <b>Land Lease Y/N:</b> No   | <b>Land Lease Fee:</b>              |                                       |
| <b>Lot Dimensions:</b>  |                                     |                                       |

#### Interior Information

|  |  |                   |                 |                    |   |
|--|--|-------------------|-----------------|--------------------|---|
| <b>A/C:</b> Central Air  | <b>Appliances Incl:</b> Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer   |                   |                 |                    |   |
| <b>Heat/Fuel:</b> Heat Pump  |  |                   |                 |                    |   |
| <b>Utilities:</b> BB/HS Internet Available, Cable Available, Electricity Connected, Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground Utilities, Water Connected | <b>Flooring Covering:</b> Carpet, Ceramic Tile, Concrete, Luxury Vinyl   |                   |                 |                    |   |
| <b>Sewer:</b> Public Sewer   | <b>Interior Feat:</b> Ceiling Fans(s), High Ceiling(s), Kitchen/Family Room Combo, Primary Bedroom Upstairs, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Window Treatments |                   |                 |                    |   |
| <b>Water:</b> Public   |  |                   |                 |                    |   |
| <b>Fireplace:</b> No   | <b># of Wells:</b>   |                   |                 |                    |   |
| <b>Heated Area Source:</b> Public Records  | <b># of Septics:</b>   |                   |                 |                    |   |
| <b>Total Area Source:</b> Public Records   |  |                   |                 |                    |   |
| <b>Room Type</b>   | <b>Level</b>   | <b>Approx Dim</b> | <b>Flooring</b> | <b>Closet Type</b> | <b>Features</b>   |
| Kitchen  | First  | 9x17              | Luxury Vinyl    | No Closet          | Ceiling Fan(s)  |
| Living Room  | First  | 12x19             | Luxury Vinyl    | No Closet          | Ceiling Fan(s)  |
| Dining Room  | First  | 10x12             | Luxury Vinyl    | No Closet          |   |
| Balcony/Porch/Lanai  | First  | 7x11              | Brick/Stone     | No Closet          | Ceiling Fan(s)  |
| Bathroom 3   | First  | 5x5               | Luxury Vinyl    | Storage Closet     | Exhaust Fan, Sink - Pedestal  |
| Primary Bedroom  | Second   | 15x13             | Carpet          | Walk-in Closet     | Ceiling Fan(s)  |
| Primary Bathroom   | Second   | 6x13              | Ceramic Tile    | No Closet          | Dual Sinks, En Suite Bathroom, Exhaust Fan, Shower - No Tub, Water Closet/Priv Toilet |
| Bedroom 2  | Second   | 10x11             | Carpet          | Walk-in Closet     | Ceiling Fan(s)  |
| Bedroom 3  | Second   | 10x13             | Carpet          | Built-in Closet    | Ceiling Fan(s)  |

|            |        |      |              |                |   |
|------------|--------|------|--------------|----------------|---|
| Bathroom 2 | Second | 5x9  | Ceramic Tile | No Closet      | Exhaust Fan, Single Vanity, Tub With Shower |
| Laundry    | Second | 6x8  | Ceramic Tile | Storage Closet |   |
| Foyer      | First  | 4x10 | Luxury Vinyl | No Closet      |   |

#### Exterior Information

|   |   |
|---|---|
| <b>Ext Construction:</b> Block, Concrete, Stone, Stucco   | <b>Assigned Spcs:</b>                                     |
| <b>Roof:</b> Shingle  | <b>Garage Dim:</b> 17x20, <b>Attached Garage Y/N:</b> Yes |
| <b>Foundation:</b> Slab   | <b>Property Attached:</b>                                 |
| <b>Property Description:</b>  | <b>Architectural Style:</b>                               |
| <b>Ext Features:</b> Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors |   |
| <b>Pool:</b> Community  | <b>Pool Dimensions:</b>                                   |
| <b>View:</b> Trees/Woods  | <b>Vegetation:</b> Mature Landscaping, Trees/Landscaped   |
| <b>Road Surface Type:</b> Paved   |   |
| <b>Road Responsibility:</b> Private Maintained Road   |   |

#### Green Features

|                                 |  |
|---------------------------------|--|
| <b>Green Energy Generation:</b> | <b>Green Energy Generation Y/N:</b> No |
|---------------------------------|--|

#### Community Information

|  |   |   |                                    |
|--|---|---|------------------------------------|
| <b>Community Features:</b> Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed Water, Park, Playground, Pool, Sidewalk         | <b>HOA / Comm Assn:</b> Yes <b>HOA Fee:</b> \$313.00 / Required | <b>HOA Pmt Sched:</b> Monthly                           | <b>Mo Maint\$(add HOA):</b>        |
| <b>Fee Includes:</b> Common Area Taxes, Community Pool, Escrow Reserves Fund, Fidelity Bond, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Private Road, Recreational Facilities | <b>Monthly HOA Amount:</b> \$313                                | <b>Other Fee:</b>                                       | <b>Housing for Older Per:</b> No   |
| <b>Pet Size:</b> Extra Large (101+ Lbs.)   |   | <b># of Pets:</b> 2                                     |                                    |
| <b>Elementary School:</b> Gullett Elementary   |   | <b>Middle School:</b> Dr. Mona Jain                     | <b>High School:</b> Lakewood Ranch |
| <b>Association Approval Required:</b> No   |   | <b>Years of Ownership Prior to Leasing Required:</b> No |                                    |
| <b>Lease Restrictions:</b> Yes   |   |   |                                    |
| <b>Additional Lease Restrictions:</b> No approval needed but copy of lease must be provided to association   |   |   |                                    |
| <b>Association/Manager Name:</b> Kenneth Warren - Castle Group   |   | <b>Association/Manager Contact Phone:</b> 941-251-3208  |                                    |
| <b>Association Email:</b> kwarren@castlegroup.com  |   | <b>Association URL:</b> Harmonylwr.com                  |                                    |
| <b>Master Assn/Name:</b> No  |   | <b>Master Assn Fee:</b>                                 | <b>Master Assn Ph:</b>             |

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