



County: Manatee
Property Style: Townhouse
Subdiv: HARMONY AT LAKEWOOD RANCH PH I
Subdiv/Condo:
Beds: 3, **Baths:** 2/1
Pool: Community
Garage: Yes **Attch:** 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

Legal Desc: LOT 29 BLK A HARMONY AT LAKEWOOD RANCH PH I PI#5832.1245/9

SE/TP/RG: 08-35S-19E

Subdivision #:

Between US 1 & River:

Tax ID: [583212459](#)

Taxes: \$4,178

Homestead: No

CDD: Yes

AG Exemption YN:

Alt Key/Folio #: 583212459

Ownership: Fee Simple

SW Subd Condo#:

Zoning: PDMU

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2025

Annual CDD Fee: 1,012

Development:

Block/Parcel: A

Book/Page:

Front Exposure: South

Lot #: 29

Other Exemptions:

Subdiv/Condo:

Bldg Name/#: 12439

Total # of Floors: 2

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Complex/Comm Name:

SW Subd Name: Lakewood Ranch

Flood Zone Date: 03/17/2014

Floor #:

Census Block: 2

Planned Unit Dev:

Census Tract: 002019

Lot Size Acres: 0.05

Lot Size: 2,100 SqFt / 195 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Heat Pump

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

Phone Available, Public, Sewer Connected, Sprinkler Recycled, Underground

Utilities, Water Connected

Sewer: Public Sewer

Water: Public

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Room Type

Level

Approx Dim

Flooring

Closet Type

Features

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

Ceiling Fan(s)

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)

Exhaust Fan, Single Vanity, Tub With
Shower

Ext Construction: Block, Concrete, Stone, Stucco

Assigned Spcs:

Garage Dim: 17x20, **Attached Garage Y/N:** Yes

Property Attached:

Architectural k, Sliding Doors

Pool Dimensions:

Vegetation: Mature

Landscaping, Trees/Landscaped

Road Responsibility: Private Maintained Road

Green Energy Generation:

Green Energy Generation Y/N: No

Community Features: Association Recreation - Owned, Clubhouse, Community Mailbox, Deed Restrictions, Fitness Center, Irrigation-Reclaimed

Fee Includes: Common Area Taxes, Community Pool, Escrow Reserves Fund, Fidelity Bond, Maintenance

Grounds, Manager, Pest Control, Pool Maintenance, Private Road, Recreational Facilities

HOA Fee: \$313.00 / Required

HOA Pmt Sched: Monthly

Mo Maint\$(add HOA):

Other Fee:

Housing for Older Per: No

of Pets: 2

Middle School: Dr. Mona Jain

High School: Lakewood Ranch

Years of Ownership Prior to Leasing Required: No

Years of Ownership: 1 to 10

Additional Lease Restrictions: No approval needed but copy of lease must be provided to association

Association/Manager Name: Kenneth Warren - Castle Group

Association/Manager Contact Phone:941-251-3208

Association Email: kwarren@castlegroup.com

Association URL: Harmony1wr.com

Master Assn/Name:No

Master Assn Fee:

Master Assn Ph:

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