

# **\$799,500 - 8044 Waterview Boulevard, LAKEWOOD RANCH**

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MLS® #A4589065

**\$799,500**

3 Bedroom, 3.00 Bathroom, 2,852 sqft  
Residential on 0.27 Acres

EDGEWATER VILLAGE SUBPHASE B,  
LAKEWOOD RANCH, FL

**\$35,000 PRICE REDUCTION.** Do you want to live on a Quiet Street in the most Amazing Gated Neighborhood? Don't miss this perfectly located, custom Todd Johnston pool home with 3 bedrooms / 3 baths, den + bonus room, in Edgewater Village. Situated on a .27 acre, the light & bright 2852 sq. ft. home has huge potential. This very well built property has been impeccably maintained and very gently lived in. You'll enter into the spacious great room with its high ceilings, built-in shelves, natural gas fireplace and pocket sliding doors opening to the expansive outdoor living area. Outside is an extended screened lanai with a sparkling heated pool & spa and a covered entertaining area with plenty of space for outdoor entertaining. Inside, the cook's kitchen features solid surface counters, raised panel cabinets, a center island with extra storage, a GE Profile appliance package, and separate dinette leading to the pool area. A generous owner's retreat boasts his/her walk-in closets and a private master bath with walk in shower. The more than adequate 2nd bedroom features a window bench seat with hidden storage, and the 3rd bedroom also has additional built ins. There's bonus room could easily be converted to a 4th bedroom. A sizable home office has glass doors, and offers ample work space for those working from home. Additional Designer/Decorator



features include, a wall safe, art niches, recessed lighting, crown molding, Hunter Douglas Silhouettes, bay windows, newer Trane (2018) A/C, hot water heater (2020) and Maytag High Efficiency Washer/ Dryer. A 2 Car courtyard entry garage with curved driveway, barrel tile roof, french drainage system, and mature tropical landscaping provide the curb appeal on this very desirable tree lined street. 'The Pointe' in Edgewater Village really flies under the radar and has very low HOA fees. The beautiful lakefront community is very conveniently located to LWR Medical Center, I-75, UTC Mall, Waterside, Downtown Sarasota, as well as SRQ & Tampa Airports; and within 30 minutes of World Class Beaches, Dining, Golf, and all the attractions in and around Lakewood Ranch and the Sun Coast.

\*\*\*Seller is offering a 1 year Home Warranty\*\*\*

Built in 2002

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4589065                |
| Price          | \$799,500               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,852                   |
| Acres          | 0.27                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Florida                 |
| Status         | Sold                    |
| Property Taxes | 8,469.00                |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | 6 Months                |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 8044 Waterview Boulevard              |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch |
| Subdivision | EDGEWATER VILLAGE SUBPHASE B          |
| City        | LAKEWOOD RANCH                        |
| County      | Manatee                               |
| State       | FL                                    |
| Zip Code    | 34202-2258                            |

## Amenities

|              |                           |
|--------------|---------------------------|
| Amenities    | Fence Restrictions, Gated |
| # of Garages | 2                         |
| View         | Garden, Park/Greenbelt    |
| Waterfront   | Lake                      |
| Has Pool     | Yes                       |

## Interior

|                   |                                                                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Dry Bar, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Built-In Oven, Cooktop, Dishwasher, Microwave                                                                                                                                                                       |
| Heating           | Central                                                                                                                                                                                                             |
| Cooling           | Central Air                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                                                                                 |
| # of Stories      | 1                                                                                                                                                                                                                   |

## Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Irrigation System, Rain Gutters, Sidewalk, Sliding Doors  |
| Lot Description   | Greenbelt, In County, Irregular Lot, Landscaped, Sidewalk |
| Roof              | Tile                                                      |
| Foundation        | Slab                                                      |

## School Information

|            |                            |
|------------|----------------------------|
| Elementary | Robert E Willis Elementary |
| Middle     | Nolan Middle               |
| High       | Lakewood Ranch High        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 24th, 2023 |
| Days on Market | 628                 |
| Zoning         | PDMU/WPE            |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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