

\$275,000 - 7344 Black Walnut Way 4601, LAKEWOOD RANCH

MLS® #A4605510

\$275,000

3 Bedroom, 3.00 Bathroom, 1,388 sqft
Residential

WILLOWBROOK PH 11, LAKEWOOD
RANCH, FL

Another 5k Price Reduction down to \$275,000!
Motivated Sellers, bring all offers! No hurricane damage, high and dry. Condo is Vacant.
Welcome to the Willowbrook Community built between 2007-2010 and located in the heart of Lakewood Ranch. Close to all the Sarasota-Lakewood Ranch amenities and sites including Publix, UTC Mall, Benderson Park, Downtown Lakewood Ranch, and the Sarasota Polo Club. Approx. 2 miles to Lakewood Ranch Hospital and just 15 miles away from Lido Beach, 20 miles to Siesta Key Beach. This beautiful gated community is loaded with multiple ponds and 50+ acres set aside for preserves and nature for pleasant walks biking and animal gazing. First floor with tandem 2 car garage also has a storage room (which has been turned into a "man/woman cave" complete with a bar). Back door of the garage takes you out on the lanai that backs up to the nature preserve. Second floor has the main living area, kitchen with newer appliances including Refrigerator (2022), Range (2020). and guest half bath. Third floor has the 3 bedrooms (luxury vinyl plank installed in 2020), 2 baths and laundry/utility room with included washer (2014) and dryer (2022). Screened in balcony off the master suite facing the preserve to enjoy your morning coffee or unwind after a long day. All buildings were painted 3 years ago, new roofs installed



in 2022, and new landscaping about a year ago (new rock/palm trees). New AC installed in 2020. Corner unit for privacy! BONUS - Water/trash and cable/internet included with HOA as well as master homeowners insurance policy, only need to insure contents (HO6 policy)! Don't miss out on this affordable opportunity in the heart of Lakewood Ranch, great location for LECOM students!

Built in 2007

Essential Information

MLS® #	A4605510
Price	\$275,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Year Built	2007
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	2,263.00
Pet Size Limit	Small (16-35 Lbs.)
Minimum Lease	1-2 Years

Community Information

Address	7344 Black Walnut Way 4601
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	WILLOWBROOK PH 11
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-6400

Amenities

# of Garages	2
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Interior

Interior Features	Ceiling Fan(s), Living Room/Dining Room Combo, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Sidewalk, Tennis Court(s)
Roof	Tile
Foundation	Slab

Additional Information

Date Listed	April 4th, 2024
Days on Market	523
Zoning	PDR

Listing Details

Listing Office	COMPASS FLORIDA LLC
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