

# **\$2,299,000 - 6935 Westchester Circle, LAKEWOOD RANCH**

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MLS® #A4607401

**\$2,299,000**

5 Bedroom, 4.00 Bathroom, 4,081 sqft  
Residential on 0.61 Acres

LAKEWOOD RANCH COUNTRY CLUB  
VILLAGE G, LAKEWOOD RANCH, FL

HIGH AND DRY WITH WHOLE HOUSE GENERATOR! Welcome home to 6935 Westchester Circle in the highly coveted neighborhood of Westchester in the gated community of Lakewood Ranch Country Club where golf club memberships are now available! This custom Arthur Rutenberg home sits on a more than a half-acre lot, with west facing backyard for sunsets every night! Roof, two Carrier HVACs, and water softener all replaced in 2018. Whole house generator was added in 2022. Hot water tank, outdoor lighting, interior paint, and exterior paint all added in 2020. Pool heater, multi-color pool lighting and aluminum fence added in 2020. Summer kitchen with natural gas and marble lanai added in 2020. Renovations include engineered wood floors and new lighting throughout. All three and half bathrooms were updated including all the plumbing! All ceiling fans were replaced! The kitchen was completely gutted and replaced with shaker cabinets, quartzite counters, marble backsplash and monogram appliances with natural gas. The kitchen island has wine refrigerator, extra cabinet storage and seating for your guests. The walk-in pantry offers space for all of your needs. The sliding doors for the living room and dining room pocket to enjoy indoor/outdoor entertaining. The pool and spa were resurfaced, and new waterline



was added. The lanai screens are new with stainless steel screws! Enjoy the open floor plan with generous room sizes for entertaining and lounging! The ceilings are 12 feet with crown molding. Feature walls in the living room and family room have venetian plaster, floating shelves and electric fireplaces. The kitchen was totally redone featuring all Monogram appliances, natural quartzite counters, marble backsplash and new shaker cabinets. The primary bedroom is generous size with door to the pool/spa and a seating area! Primary bath is all new including gorgeous marble counter, new cabinets, new free-standing tub and new shower! The executive office is private and conveniently located next to the powder bath. Bedrooms #2 and #3 share an updated jack and jill bath! Bedrooms #4 and #5 are in the rear of the home near the pool bath. Other upgrades include plantation shutters and french drains around the entire home. This thoughtfully curated home offers luxury, convenience and elegance. One story living with 5 bedrooms and dedicated office are a rare commodity and perfectly positioned on .61 of an acre is nothing short of a dream come true. Call now for your private tour!

Built in 2001

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A4607401    |
| Price          | \$2,299,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 4,081       |
| Acres          | 0.61        |
| Year Built     | 2001        |

|                |                         |
|----------------|-------------------------|
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |
| Property Taxes | 23,183.00               |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | 1-2 Years               |

### Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 6935 Westchester Circle               |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch |
| Subdivision | LAKEWOOD RANCH COUNTRY CLUB VILLAGE G |
| City        | LAKEWOOD RANCH                        |
| County      | Manatee                               |
| State       | FL                                    |
| Zip Code    | 34202-2584                            |

### Amenities

|              |     |
|--------------|-----|
| # of Garages | 3   |
| Has Pool     | Yes |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan |
| Appliances        | Built-In Oven, Convection Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator                                                |
| Heating           | Central                                                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                     |
| Fireplaces        | Electric                                                                                                                                                                                |
| # of Stories      | 1                                                                                                                                                                                       |

### Exterior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Exterior Features | Dog Run, Lighting, Outdoor Kitchen, Sliding Doors, Sprinkler Metered, Storage |
| Roof              | Tile                                                                          |
| Foundation        | Slab                                                                          |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Robert E Willis Elementary |
|------------|----------------------------|

|        |                     |
|--------|---------------------|
| Middle | Nolan Middle        |
| High   | Lakewood Ranch High |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2024 |
| Days on Market | 432              |
| Zoning         | PDMU/WPE         |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | SARASOTA TRUST REALTY COMPANY |
|----------------|-------------------------------|

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Listing information last updated on November 2nd, 2025 at 4:09am EST