

\$1,219,000 - 22704 Night Heron Way, LAKEWOOD RANCH

MLS® #A4612922

\$1,219,000

4 Bedroom, 4.00 Bathroom, 3,358 sqft

Residential on 1.08 Acres

PRESERVE AT PANTHER RIDGE PH III,
LAKEWOOD RANCH, FL

This elegant Todd Johnston custom-built home boasts high ceilings and arched doorways throughout and is a masterpiece of design and layout. As you enter the spacious front entryway, to your left is a quiet library and home office with double glass paned doors for privacy. To your right is a lovely living room with tray ceiling and plantation shuttered windows that look out on the front garden. Directly ahead is the large and separate dining room with sliding glass doors leading directly out to the saltwater pool and deck. As you follow the short hallway to and turn left thru double wide doors, you enter the primary suite which becomes your peaceful oasis with its own sitting area, twin walk-in closets, private access to the pool deck and a newly remodeled bathroom featuring granite countertops, jet tub, double sinks and glass-walled walk-in shower. Adjacent to the dining room and as you pass thru an arched doorway, you will enter a fully remodeled kitchen which features custom cottage cream cabinetry, beautiful granite countertops, a farm sink, dark stainless-steel appliances, above & below cabinet accent lighting, counter-height kitchen bar seating and a cozy breakfast area framed by aquarium windows looking out over the pool. Opens from the kitchen, the family room boasts a tray ceiling, accent lighting, a gas log fireplace and it opens completely to



the saltwater pool, deck and lanai via sliding glass doors. Off the family room, more arched doorways lead to three guest bedrooms (one of which has direct access to the lanai), a remodeled guest bath and a remodeled pool bath with its own direct access to the lanai. Upstairs above the three-car garage, there is a large remodeled and well-appointed bonus room—ideal for use as a craft room, home theater or game room. The salt-water pool is heated and features a separate heated spa. The pool deck has been recently expanded to increase the size of the lanai and create an additional outdoor patio. The garden area next to the patio includes a stone walkway leading to the separate and fully conditioned 2-car garage. Located behind the main home and also accessible by the long driveway, this detached building is perfect for use as a woodshop, craft/hobby shop or a home workout space. This gorgeous home looks out over a beautifully landscaped and fenced in back yard and a large, spring-fed lake that is home to waterfowl and a family of Sandhill Cranes. The home also features a 21kW generator, sliding hurricane shutters to protect the lanai and pool deck glass doors and hurricane window screens on all exterior windows. And finally, the Preserve at Panther Ridge offers 15 miles of nature trails, a community park, a playground, a tennis court and a basketball court. Lifestyle in our neighborhood is quiet and luxurious and is only minutes away from shopping, restaurants and our famous Southwest Florida beaches.

Built in 2006

Essential Information

MLS® #	A4612922
Price	\$1,219,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,358
Acres	1.08
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Tudor
Status	Sold
Property Taxes	7,607.00
Minimum Lease	No Minimum

Community Information

Address	22704 Night Heron Way
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	PRESERVE AT PANTHER RIDGE PH III
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-6327

Amenities

Amenities	Basketball Court, Park, Playground, Tennis Court(s), Trail(s)
Parking	Garage Door Opener, Garage Faces Side, Ground Level, Oversized
# of Garages	5
View	Pool, Trees/Woods, Water
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Kitchen Reverse Osmosis System, Microwave, Range, Range Hood, Refrigerator, Washer, Water Filtration System
Heating	Central, Electric

Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Gas

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Sliding Doors
Lot Description	In County, Oversized Lot, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	June 10th, 2024
Days on Market	486
Zoning	PDA

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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