

\$1,399,950 - 13116 Treviso Drive, BRADENTON

MLS® #A4620108

\$1,399,950

3 Bedroom, 3.00 Bathroom, 3,051 sqft

Residential on 0.24 Acres

ESPLANADE GOLF & COUNTRY CLUB,
BRADENTON, FL

Hurry, Owner slashed \$\$\$ and Freshly Staged the home. Don't miss out! Now is the time to Buy this Distinctive Pallazio-3 bedroom, 3 full baths & study GOLF Home in Esplanade, approximately 3,051 sq. ft. under air and 4,304 sq. ft. under roof that's just a short walk to the Culinary Center and Wellness enter.

The timeless stone facade and spacious courtyard entryway with therapeutic hydra spa lead to an open and airy interior with abundant natural light and a neutral color palette. Step out to the Largest available EXTENDED outdoor living area with a STUNNING LANAI and 32 Ft. POOL with a Clear Vue Screen along with lush tropical landscaping. The designer EXTENDED KITCHEN with wine refrigerator and cabinets boasts Top of the Line Monogram appliances an expansive stunning quartz island, lots of countertop space and cabinetry. The spacious primary suite has a seating area with a bay window for enjoying the lake view.

This home is Loaded with upgrades including a wine refrigerator, plantation shutters, custom closets, 24" porcelain tile in all areas except 1 bedroom. Do not miss the unique sliding glass doors for office privacy. For peace of mind there are IMPACT WINDOWS throughout including the front door, MOTORIZED HURRICANE SHADES, WHOLE HOUSE GENERATOR and whole house surge protection. With a push of a button your storms handled with the Hurricane



shutters on the lanai.

The delightful home also features a summer kitchen with a wine frig, a FIREPLACE, Privacy wall and additional outdoor living and entertaining space. The EXTENDED Garage is 4 feet wider and 4 feet longer than the standard garage.

Enjoy the ultimate Florida lifestyle with a FULL DEED GOLF MEMBERSHIP, offering access to an 18- hole private championship golf course. One of the only clubs where you can use your own Golf CART on the course.

Living in Esplanade is like being on vacation every day. The community of 1250 residences is built around healthy living and living well with unlimited exercise and social options.

Esplanade offers a wide array of amenities and activities such as an 18-hole championship golf course, two resort pools, hot tubs, resistance pool, pickleball, tennis, bocce ball, two fitness centers, exercise classes, two dog parks, playground, firepit, spa/salon, an on-site lifestyle director, social events, and various clubs. Residents have several dining options including the Barrel House Bistro, plus the Bahama Bar along with wine tastings, and special events. This exceptional home has Golf Deeded Access. Esplanade is located in the heart of Lakewood Ranch the #1 multi-generational community, close to I-75, Main St., University Town Center, Sarasota Polo Club, shopping, dining, entertainment, hospitals, cultural attractions, boating, parks, and Florida's famous sandy beaches.

Built in 2016

Essential Information

MLS® #	A4620108
Price	\$1,399,950
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	3,051
Acres	0.24
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold
Property Taxes	8,878.00
Minimum Lease	1 Month

Community Information

Address	13116 Treviso Drive
Area	Bradenton/Lakewood Ranch Area
Subdivision	ESPLANADE GOLF & COUNTRY CLUB
City	BRADENTON
County	Manatee
State	FL
Zip Code	34211-2151

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Oversized
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake, Pond
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range Hood, Tankless Water Heater, Washer, Wine Refrigerator

Heating	Central, Electric, Exhaust Fan, Heat Pump
Cooling	Central Air
Fireplaces	Electric, Outside, Ventless

Exterior

Exterior Features	Courtyard, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Level, Near Golf Course, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Gullett Elementary
Middle	Dr Mona Jain Middle
High	Lakewood Ranch High

Additional Information

Date Listed	October 23rd, 2024
Days on Market	334
Zoning	PDMU

Listing Details

Listing Office	COLDWELL BANKER REALTY
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