

# \$2,400,000 - 13515 Matanzas Place, LAKEWOOD RANCH

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MLS® #A4626086

**\$2,400,000**

5 Bedroom, 7.00 Bathroom, 4,427 sqft  
Residential on 0.74 Acres

LAKEWOOD RANCH GOLF & COUNTRY CLUB, LAKEWOOD RANCH, FL

**\*\*THIS PROPERTY QUALIFIES FOR A 1% LENDER INCENTIVE IF USING PREFERRED LENDER. INQUIRE FOR MORE DETAILS.\*\***

Nestled within the gates of Lakewood Ranch Country Club, this stunning 5-bedroom, 5 full and 2 half-bath home is an entertainer's dream, showcasing a stunning outdoor space that redefines sophistication. Set on a generous three-quarter acre, fully fenced lot, this home ensures peace of mind with features like a whole-home generator, impact glass doors and windows throughout, and an advanced water filtration and air filter system.

The outdoor entertainment area serves as the centerpiece of this home, highlighting a luxurious lifestyle centered around an oversized heated saltwater pool and spa. Experience true outdoor living with multiple spaces designed for relaxation and entertaining. The fully equipped outdoor kitchen elevates dining outside, featuring a top-of-the-line TEC gas grill, dual sinks, drink coolers, and a spacious island perfect for intimate dinners or larger gatherings. A convenient pool bath, complete with a stackable washer and dryer and mini-split AC, ensures effortless enjoyment of poolside living.

Step through the grand French doors into a thoughtfully designed interior, where travertine



tile flooring flows seamlessly through the main living areas, complemented by rich hardwood floors in the bedrooms and bonus spaces. High ceilings adorned with crown molding enhance the inviting atmosphere, while the formal living and dining rooms provide the perfect backdrop for unforgettable gatherings.

The family room and chef's kitchen create a warm and inviting environment, featuring granite countertops, premium stainless steel appliances—including a gas cooktop by Wolf, a Sub-Zero refrigerator, and a wine fridge—and a spacious island with a prep sink. Adjacent to the kitchen, an inviting nook with an aquarium window enhances the ambiance, while pocket corner sliding glass doors in the family room provide an effortless transition to outdoor living.

Retreat to the luxurious primary suite, where comfort reigns. The ensuite bathroom features a soaking tub, a spacious shower with dual shower heads, and dual vanities that provide ample space for your daily routine. Plantation shutters add a touch of elegance and privacy. Four additional spacious bedrooms await, with two featuring private ensuites and two sharing a thoughtfully designed Jack-and-Jill bathroom, ensuring comfort and privacy for family and guests alike.

A dedicated office and half bath are conveniently located off the foyer, while a versatile bonus space off the family room opens to a covered outdoor area, offering endless possibilities. Embrace the vibrant lifestyle at Lakewood Ranch Golf & Country Club, where scenic views create an idyllic setting. Enjoy a wealth of outdoor activities with extensive biking and walking trails, along with numerous top-rated golf courses that cater to both beginners and seasoned players. Moments away, explore the charming

atmosphere of downtown Lakewood Ranch  
Main Street and the lively Waterside Place,  
featuring weekly farmers' markets and exciting  
ranch night festivities.

With convenient access to I-75 and the UTC  
shopping district, everything you need is at  
your fingertips. Experience the best of  
Lakewood Ranch living!

Built in 2010

### **Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4626086                |
| Price          | \$2,400,000             |
| Bedrooms       | 5                       |
| Bathrooms      | 7.00                    |
| Full Baths     | 5                       |
| Half Baths     | 2                       |
| Square Footage | 4,427                   |
| Acres          | 0.74                    |
| Year Built     | 2010                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Custom                  |
| Status         | Sold                    |
| Property Taxes | 20,128.00               |
| Minimum Lease  | 6 Months                |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 13515 Matanzas Place                  |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch |
| Subdivision | LAKEWOOD RANCH GOLF & COUNTRY CLUB    |
| City        | LAKEWOOD RANCH                        |
| County      | Manatee                               |
| State       | FL                                    |
| Zip Code    | 34202-5173                            |

### **Amenities**

|              |                                                                    |
|--------------|--------------------------------------------------------------------|
| Amenities    | Gated, Golf Course, Recreation Facilities, Vehicle Restrictions    |
| Parking      | Circular Driveway, Driveway, Garage Door Opener, Garage Faces Side |
| # of Garages | 3                                                                  |
| View         | Pool                                                               |
| Has Pool     | Yes                                                                |

## Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Water Filtration System, Wine Refrigerator                                                                          |
| Heating           | Central, Zoned                                                                                                                                                                                                                          |
| Cooling           | Central Air, Mini-Split Unit(s), Zoned                                                                                                                                                                                                  |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | French Doors, Hurricane Shutters, Irrigation System, Lighting, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors |
| Lot Description   | In County, Landscaped, Near Golf Course, 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    | October 24th, 2024 |
| Days on Market | 325                |
| Zoning         | PDMU               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | KELLER WILLIAMS CLASSIC GROUP |
|----------------|-------------------------------|

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