

\$515,000 - 7146 Westhill Court, LAKEWOOD RANCH

MLS® #A4626630

\$515,000

3 Bedroom, 2.00 Bathroom, 1,988 sqft

Residential on 0.15 Acres

COUNTRY CLUB EAST AT LAKEWD RNCH
QQ1 2A, LAKEWOOD RANCH, FL

Welcome to maintenance-free living in the gated and golfing community of Country Club East. Located in the heart of Lakewood Ranch, this Radiance Model by Neal Homes features 3 bedrooms, 2 baths, and 1,988 square feet of living space. Step inside this open-floor concept with disappearing sliding glass doors leading to the extended screened lanai, ideal for outdoor entertaining or relaxing in your private retreat. The kitchen features granite counter tops, under cabinet lighting, double pantry and stainless-steel appliances. A convenient breakfast bar overlooks a separate casual dinette area. Additional highlights include newer HVAC system with UV light, Kevlar hurricane screens in the lanai, hurricane shutters, selected windows were replaced with hurricane-impact glass, fresh interior paint throughout main living areas and primary suite, tray ceiling in great room, diagonal floor tile in formal spaces, custom built-ins, garage features Polyaspartic flooring with additional storage, new refrigerator (May 2024), and new washer (April 2024).

Residents of Country Club East enjoy access to various amenities including a community pool in walking distance and The Retreat, an exclusive amenity center offering a resort-style pool, a fitness facility, social spaces, outdoor kitchen, all included with HOA fees.

Membership opportunities are optional and available at the Lakewood Ranch Golf and



Country Club that includes 72 holes of world-class golf including expansive practice areas, a state-of-the-art golf academy and fitting center, 3 full-service restaurants and bars with both indoor and outdoor dining, a 20,000 square foot fitness center and a pool complex with 2 resort-style heated pools, 20 tennis courts and 20 pickleball courts. Country Club East is conveniently located near the Mall at UTC, dining, Waterside Place, Lakewood Ranch Medical Center, Sarasota and Tampa airports, and world famous beaches. HOA fees: \$3,256 annually, \$381 per quarter for yard maintenance and buyer to pay one-time capital contribution of \$200.

Built in 2013

Essential Information

MLS® #	A4626630
Price	\$515,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,988
Acres	0.15
Year Built	2013
Type	Residential
Sub-Type	Single Family Residence
Style	Traditional
Status	Sold
Property Taxes	5,621.00
Minimum Lease	1-2 Years

Community Information

Address	7146 Westhill Court
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	COUNTRY CLUB EAST AT LAKEWD RNCH QQ1 2A
City	LAKEWOOD RANCH
County	Manatee

State	FL
Zip Code	34202-5700

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Pool
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Split Bedroom, Stone Counters, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range, Refrigerator
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	October 31st, 2024
Days on Market	338
Zoning	PDMU/W

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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