

\$795,000 - 6538 Waters Edge Way, LAKEWOOD RANCH

MLS® #A4626778

\$795,000

3 Bedroom, 3.00 Bathroom, 2,543 sqft

Residential on 0.18 Acres

EDGEWATER VILLAGE SUBPHASE A,
LAKEWOOD RANCH, FL

Views, views, views! Immaculate 3-bedroom 2.5 bath Arthur Rutenberg-designed one-level home with stunning water views and loads of privacy in the #1 master-planned community in the US. Enjoy an afternoon or evening alongside your pool and a southern exposure offering beautiful sunsets. This home features many upgrades: the majority of windows are Miami-Dade

impact-rated (2019) and there are also removable hurricane shutters, paver driveway, energy-efficient Owens Corning R30 insulation, newer tile roof with wind-mitigation certificate (2015), newer gas water heater (2019), Uponor pex plumbing (2020), new under-counter wine/beverage fridge (2024), hurricane-reinforced garage door, and interior neutral paint

(2022) to fit any decor. Additionally, the home includes high tray ceilings, granite counter top with two glass bowl sinks in the main bath, custom designer closets in every bedroom, a kitchen with granite counter tops and cherry-wood cabinetry with loads of storage space, a great room with disappearing glass sliding doors facing lake, retractable screen doors for main entryway, neutral tiles throughout (one bedroom with laminate flooring), and an oversized garage with plenty of storage. Guests can enjoy a private stay with a pocket door



separating bedrooms and bath from the rest of the house. Located in the desirable Edgewater community in Lakewood Ranch within the Sound neighborhood, this home has quick access to local parks, trails, dining, shopping (UTC Mall), medical facilities (Lakewood Ranch Medical Center – 2024-2025 US News High-performing hospital), top-rated schools, and international airports (SRQ 20 minutes away; TPA under one hour). The Sound is known for its tranquility featuring walking paths, fishing, and kayaking around Lake Udhlein, easy access to I75, and a short walk to a vibrant Main Street with a variety of shops, cafés, theaters, and restaurants. Beautiful downtown Sarasota and sugar-soft Siesta Key beaches are half an hour away. The gated community offers additional comfort and security with an on-premise guardhouse and remote visitor management system powered by TEKControl. This home, with its rare water views, has been meticulously cared for and is move-in ready. Will include 1-year select systems and appliances warranty upon closing. Schedule your showing today!

Built in 2001

Essential Information

MLS® #	A4626778
Price	\$795,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,543
Acres	0.18

Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	7,304.00
Minimum Lease	6 Months

Community Information

Address	6538 Waters Edge Way
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	EDGEWATER VILLAGE SUBPHASE A
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-2244

Amenities

Amenities	Gated
Parking	Driveway, Garage Door Opener, Oversized
# of Garages	2
View	Water
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Solid Surface Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer, Wine Refrigerator
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Outdoor Kitchen, Rain Gutters, Sliding Doors
Roof	Other, Tile
Foundation	Block, Other, Slab

School Information

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

Additional Information

Date Listed	October 25th, 2024
Days on Market	328
Zoning	PDMU/WPE

Listing Details

Listing Office	PREFERRED SHORE LLC
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