

\$1,069,000 - 7640 Viola Loop, LAKEWOOD RANCH

MLS® #A4629142

\$1,069,000

3 Bedroom, 3.00 Bathroom, 2,839 sqft

Residential on 0.23 Acres

DEL WEBB PH II SUBPHASES 2A, 2B & 2C,
LAKEWOOD RANCH, FL

Now is the time to capture the elegant lifestyle which could be yours in the highly sought-after GATED, 55+, Del Webb community in Lakewood Ranch. This stunning WATERFRONT, newly painted and move-in ready Stonewater home is a designer's paradise featuring 3 Bedrooms, 3 full Bathrooms, and a 3-car garage with a 4th extension. Enter the front, double impact glass custom doors, to the home's airy 12^{ft} high ceilings, and immediately the private lake view will draw you to envision entertaining on the 15^{ft} extended lanai with the unobstructed picture-frame screened cage. Porcelain tile flooring leads to the Great Dining Room, Living Room and Kitchen. Huge living room exudes elegance with coffered ceiling, architectural Double Crown Molding, designer wall treatment, custom built-in cabinetry, and ceiling speakers for surround sound entertainment. A Chef's dream kitchen features premium KitchenAid stainless steel appliances, natural gas 5 burner cooktop, double-convection wall ovens, counter-depth French door refrigerator, and a large walk-in custom pantry. Premium stacked cabinetry with glass uppers for displays, 9.5^{ft} quartz island with large composite sink and instant-hot water tank. The dry bar with wine cooler in custom cabinets, elegant crystal chandeliers, marble mirrored backsplash complete this high-end look. The primary bedroom suite, with lake and sunrise views,



has crown molding, tray ceiling, crystal ceiling fan, glass double barn doors leading to extended shower, double sinks, granite countertop, private water closet, additional cabinetry for storage, and generous custom finished walk-in closet! Bedroom 3 has pocket door entry for privacy, crystal ceiling fan, crown molding, upgraded glass door shower, granite vanity top, and custom closet shelving. Bedroom 2 has pocket door for privacy, crystal ceiling fan, crown molding, and a full bath. The laundry room has maximum storage with huge stainless-steel sink vanity with double upper cabinets, full wall of floor-to-ceiling storage cabinets, and LED lighting. Entertain on the large lanai with a natural gas outdoor kitchen with granite countertops, a refrigerator, sink, gas grill and ice maker. Custom granite countertop cabinetry stores equipment for outdoor theater with surround sound. Remote-controlled HURRICANE SCREENS for added protection and Hurricane shutters over windows provides peace of mind. Professional landscape lighting provides outdoor ambiance. This smart house provides LOW monthly electric bills thanks to 24 TESLA SOLAR PANELS, which supply full power home usage, and 2 TESLA POWERWALLS as generators. Security features ADT cameras, alarms, Nest doorbell, thermostat, and whole-house Surge Protector! TANKLESS water heater, and water softener enhances efficiency. The extended Garage has 2- 220V ELECTRIC CAR CHARGING STATIONS, exterior garage keypad, rubberized flooring, tool boards, and abundant built-in cabinets. The HOA dues include lawn and irrigation care. Enjoy resort-style living throughout the community, starting at the 28,000 square foot "Oasis" amenity clubhouse, full-time lifestyle director, state-of-art fitness room with classes, 2 heated pools and spa, card/game room, billiards, and a plethora of activities/evening entertainment posted on the monthly calendar.

Tennis, pickleball, disc golf, bocce ball, walking trails, water volleyball, and a community you'll love every day, awaits you.

Built in 2019

Essential Information

MLS® #	A4629142
Price	\$1,069,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,839
Acres	0.23
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Mediterranean
Status	Sold
Property Taxes	8,974.00
Minimum Lease	3 Months

Community Information

Address	7640 Viola Loop
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	DEL WEBB PH II SUBPHASES 2A, 2B & 2C
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-2623

Amenities

Parking	Curb Parking, Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Ground Level, Guest
# of Garages	3
View	Water
Is Waterfront	Yes
Waterfront	Pond

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, Dry Bar, Eating Space In Kitchen, High Ceilings, In Wall Pest System, Living Room/Dining Room Combo, Open Floorplan, Pest Guard System, Primary Bedroom Main Floor, Solid Surface Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Window Treatments
Appliances	Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range Hood, Tankless Water Heater, Washer, Water Softener, Wine Refrigerator
Heating	Exhaust Fan, Natural Gas, Solar
Cooling	Central Air, Humidity Control
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered
Lot Description	In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	November 19th, 2024
Days on Market	295
Zoning	RES

Listing Details

Listing Office	EXP REALTY LLC
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Listing information last updated on October 28th, 2025 at 10:54pm EDT