

\$850,000 - 6605 Nautical Drive, LAKEWOOD RANCH

MLS® #A4635521

\$850,000

4 Bedroom, 3.00 Bathroom, 2,515 sqft

Residential on 0.24 Acres

EDGEWATER VILLAGE SUBPHASE B,
LAKEWOOD RANCH, FL

Do you want to live on a Quiet Street in the most Amazing Gated Neighborhood in Lakewood Ranch? Don't miss this perfectly located, custom built, Lee Wetherington home in Edgewater Village. Located in The Pointe, on a .24 acre private/tranquil parcel, this 2515 sq. ft. 4 bedroom/ 3 bath + den pool home and neighborhood will surely please the choosiest of Buyers. The well maintained home features a BRAND NEW ROOF. Outside is screened lanai with a sparkling, Roman style pool, two covered spaces with plenty of space for outdoor entertaining. Inside, the upgraded kitchen features solid surface counters, solid wood cabinets, decorative backsplash, an updated stainless steel appliance package. A separate dinette overlooks the Family room and the pool area. A generous owner's retreat boasts his/her walk-in closets and a private master bath with walk in shower and built-in tub. More than adequate 2nd and 3rd bedroom boast plenty of storage & privacy. There's a 4th bedroom with sliding glass doors out to a covered area. A sizable home office has walk-in closet, and offers ample work space for those working from home. Outside is screened lanai with a sparkling heated, Roman style pool, two covered spaces with plenty of space for outdoor entertaining. Additional Designer/Decorator features include, mature tropical landscaping, vaulted ceilings, NEW bamboo floors, built-in mirrors, recessed lighting, crown molding, newer Trane (2019)



A/C, hot water heater (2014) and GE High Efficiency Washer/ Dryer. A 2 Car courtyard entry garage with driveway, barrel tile roof, and mature tropical landscaping provide the curb appeal on this very desirable tree lined street. 'The Pointe' in Edgewater Village really flies under the radar and has very low HOA fees. Our beautiful lakefront community is very conveniently located to LWR Medical Center, I-75, UTC Mall, Waterside, Downtown Sarasota, as well as SRQ & Tampa Airports; and within 30 minutes of World Class Beaches, Dining, Golf, and all the attractions in and around Lakewood Ranch and the Sun Coast.

Built in 1999

Essential Information

MLS® #	A4635521
Price	\$850,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,515
Acres	0.24
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Style	Florida, Traditional
Status	Sold
Property Taxes	8,619.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	6 Months

Community Information

Address	6605 Nautical Drive
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	EDGEWATER VILLAGE SUBPHASE B
City	LAKEWOOD RANCH

County	Manatee
State	FL
Zip Code	34202-2203

Amenities

# of Garages	2
View	Trees/Woods
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Primary Bedroom Main Floor, Thermostat, Walk-In Closet(s)
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Rain Gutters, Sliding Doors
Lot Description	In County
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	January 26th, 2025
Days on Market	231
Zoning	PDMU/WPE

Listing Details

Listing Office	COLDWELL BANKER REALTY
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Listing information last updated on November 1st, 2025 at 11:41am EDT