

# **\$1,375,000 - 16730 Collingtree Crossing, LAKEWOOD RANCH**

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MLS® #A4639087

**\$1,375,000**

3 Bedroom, 3.00 Bathroom, 2,748 sqft  
Residential on 0.22 Acres

COUNTRY CLUB EAST, LAKEWOOD  
RANCH, FL

Stylish design and vibrant clean lines define this Carlotta residence positioned on a serene south-facing lakefront setting in the gated Lakewood Ranch community of Country Club East showcasing generously open indoor and outdoor spaces, volume ceilings, abundant light, and a brilliantly planned layout. Built 2021 by Neal Signature Homes, this three bedroom plus large bonus room residence boasts 2,748 square feet of one-story living and an expansive outdoor living area with endless open and under cover spaces, paved pool deck, PebbleTec heated saltwater pool, electric fireplace, and pre-plumbed for an outdoor kitchen.

Seamlessly connecting this resort-styled lanai to the oversized great room, kitchen, and dining area are a wall of IMPACT windows and IMPACT glass sliders into an inviting living space adorned with porcelain tile, soaring ceilings, on trend light fixtures, and designer detailing throughout. Chefs and guests alike will delight in the beautifully appointed kitchen with stainless steel appliances, sprawling quartz counters, oversized island, elevated wood cabinetry, beverage refrigerator, dovetail soft-close drawers, pull-out drawers, and an oversized walk-in pantry.

Ownerâ€™s can relax and unwind in the



elegant primary suite positioned on its own private wing, offering engineered wood flooring, an oversized walk-in customized closet, and a luxuriously appointed spa-like bath with separate vanities, oversized shower and separate free standing soaking tub. Overnight visitors will be right at home in the two additional guest suites, each large enough for king-sized beds and centered by a private full bath.

Off the foyer gallery and behind double French doors is a voluminous bonus room with engineered wood flooring, plantation shutters, and is large enough for multiple flex living options. Other highlights of this 4,120 total square foot residence includes a conveniently located powder room off the great room, all IMPACT windows/doors/sliders, designer light fixtures, Norman plantation shutters, Serena Lutron electric window shades, Caseta Lutron lighting system, perfectly sized laundry room with cabinetry, sink and customized closet, an oversized split three car garage, and even lawn and landscape maintenance is included.

Country Club East provides its residents with the privacy of gated-community living, the resident only Retreat, three community pools, and fitness center, all within a renowned community infamous for its vibrant Lakewood Ranch lifestyle surrounded by dining, shopping, polo, golf, tennis, community events, Waterside, UTC Mall, and the beaches of Sarasota nearby. Residents also have the non-mandatory option to become members of the Lakewood Ranch Golf and Country Club, which offers four championship golf courses, two clubhouses, tennis, pickelball, fitness center, heated pools, full social calendar and so much more.

Built in 2021

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4639087                |
| Price          | \$1,375,000             |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 2                       |
| Half Baths     | 1                       |
| Square Footage | 2,748                   |
| Acres          | 0.22                    |
| Year Built     | 2021                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |
| Property Taxes | 14,591.00               |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | 1-2 Years               |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 16730 Collingtree Crossing            |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch |
| Subdivision | COUNTRY CLUB EAST                     |
| City        | LAKEWOOD RANCH                        |
| County      | Manatee                               |
| State       | FL                                    |
| Zip Code    | 34202-3716                            |

## Amenities

|               |                                                                                                                                |
|---------------|--------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Fence Restrictions, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Vehicle Restrictions |
| # of Garages  | 3                                                                                                                              |
| View          | Water                                                                                                                          |
| Is Waterfront | Yes                                                                                                                            |
| Waterfront    | Lake Front                                                                                                                     |
| Has Pool      | Yes                                                                                                                            |

## Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Convection Oven, Cooktop, Dishwasher,                                                           |

|            |                                                                                       |
|------------|---------------------------------------------------------------------------------------|
|            | Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer |
| Heating    | Central, Heat Pump                                                                    |
| Cooling    | Central Air                                                                           |
| Fireplace  | Yes                                                                                   |
| Fireplaces | Outside                                                                               |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Irrigation System, Rain Gutters, Sidewalk, Sliding Doors |
| Roof              | Tile                                                     |
| Foundation        | Slab                                                     |

## School Information

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 7th, 2025 |
| Days on Market | 211                |
| Zoning         | PDMU/A             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | MICHAEL SAUNDERS & COMPANY |
|----------------|----------------------------|

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