

\$550,000 - 3105 Formia Court, BRADENTON

MLS® #A4639206

\$550,000

2 Bedroom, 2.00 Bathroom, 1,533 sqft

Residential on 0.14 Acres

AZARIO ESPLANADE PH III SUBPH D,
BRADENTON, FL

Don't wait to build—step into your dream home today in Esplanade at Azario, a fabulous new resort-style community in Lakewood Ranch, offering exceptional amenities and a lifestyle of luxury. Nestled on a quiet cul-de-sac street with serene water views, this 2-bedroom plus den, maintenance free property offers the perfect blend of tranquility and convenience. Enjoy Florida living on the extended screened lanai, pre-plumbed with a gas line for your future outdoor kitchen. Plus, you're just a short stroll from the community's exceptional amenities. Step inside through 8-foot doors that enhance the home's spacious feel, with IMPACT GLASS windows and doors providing peace of mind and energy efficiency. Designed for both beauty and function, the kitchen boasts elegant quartz countertops, soft-close wood cabinets and drawers, stainless steel appliances, and a stylish farmhouse sink. Under-cabinet lighting adds to a warm ambiance, while the pantry with custom wood shelving keeps everything organized. The adjacent dining room is an extension of the kitchen, so you are never too far from your guests. The open-concept great room features a tray ceiling, crown molding and views of the water, creating an inviting space for both relaxing and entertaining. Retreat to your luxurious primary suite, complete with a tray ceiling, crown molding, and a custom walk-in closet. The spa-like en suite bathroom includes dual sinks, quartz



countertops, soft-close cabinetry with extra vanity drawers, and a spacious frameless walk-in shower. Your guests will feel right at home in the second bedroom with their own adjoining guest bath, featuring quartz countertops, a shower with tub, and soft-close wood cabinets. Perfect for a home office or quiet retreat, the den features a tray ceiling, crown molding, and pocket doors for added privacy. Laundry is a breeze with ample cabinet storage, a convenient sink, and a 2024 GE Profile washer and dryer set. The spacious 2-car garage features a durable epoxy floor. Beautiful plank wood-look tile runs throughout the home—no carpet here, just sleek, easy-to-maintain floors. Additional features include construction in 2024, a natural gas community with a tankless water heater, a security system for peace of mind, sealed tile grout for durability, a privacy shade on the sliding glass door and ceiling fans for your comfort. Azario offers a carefree lifestyle with the convenience of lock-and-leave living. Indulge in an array of world-class amenities, including a state-of-the-art Culinary Center, championship golf course, a heated lagoon-style pool, luxurious spa, fully equipped fitness centers, as well as tennis and pickleball courts. The vibrant social calendar ensures there's always something exciting to enjoy. Discover the pinnacle of resort-style living in Lakewood Ranch, the nation's top-selling multigenerational community. Ideally situated near premier shopping, dining, and entertainment at Lakewood Main Street, University Town Center, Waterside Place and downtown Sarasota, you're also close to I-75, pristine beaches, top-rated schools, and excellent medical facilities.

Built in 2024

Essential Information

MLS® #	A4639206
Price	\$550,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,533
Acres	0.14
Year Built	2024
Type	Residential
Sub-Type	Villa
Status	Sold
Property Taxes	3,122.00
Minimum Lease	1 Month

Community Information

Address	3105 Formia Court
Area	Bradenton/Lakewood Ranch Area
Subdivision	AZARIO ESPLANADE PH III SUBPH D
City	BRADENTON
County	Manatee
State	FL
Zip Code	34211-5819

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s), Trail(s)
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Water
Is Waterfront	Yes
Waterfront	Lake Front

Interior

Interior Features	Crown Molding, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Tankless Water Heater, Washer

Heating	Central
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Cul-De-Sac, Landscaped, Near Golf Course, Sidewalk, Unincorporated
Roof	Tile
Foundation	Slab

School Information

Elementary	Gullett Elementary
Middle	Dr Mona Jain Middle
High	Lakewood Ranch High

Additional Information

Date Listed	February 7th, 2025
Days on Market	235
Zoning	PD-R

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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