

\$825,000 - 6617 Nautical Drive, LAKEWOOD RANCH

MLS® #A4641618

\$825,000

4 Bedroom, 3.00 Bathroom, 2,658 sqft

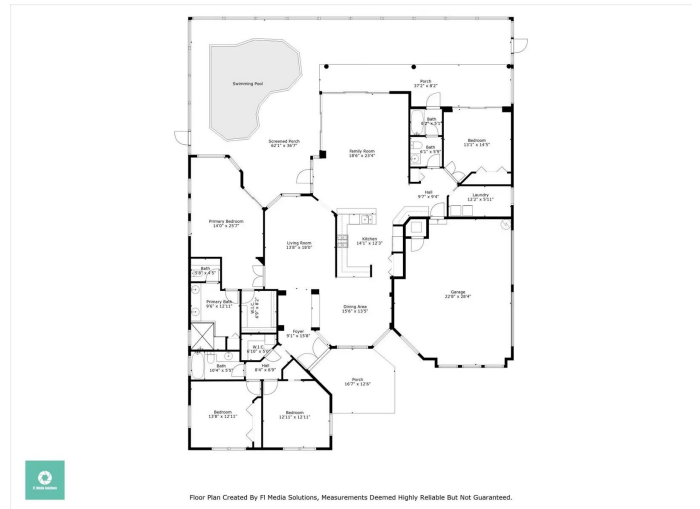
Residential on 0.28 Acres

EDGEWATER VILLAGE SUBPHASE B,
LAKEWOOD RANCH, FL

LIVE ON VACATION NOW! Experience unparalleled LUXURY in this stunning 4-bedroom, 3-bathroom residence located in the prestigious, GATED Edgewater community of Lakewood Ranch. This EXQUISITE LEE WETHERINGTON home boasts numerous upgrades and updates including a brand-new roof and fresh paint. With hurricane shutters providing added safety, this home is designed for both style and comfort.

Step outside to discover your private oasis—an expansive, resurfaced pool perfect for entertaining, complemented by a stylish new awning that enhances your outdoor living experience. Edgewater features a picturesque lake ideal for canoeing, kayaking, and fishing, allowing you to fully embrace the outdoors.

With an incredibly low HOA of just \$155 per year, you™ll enjoy all the benefits of living in Lakewood Ranch, recognized as the #1 Master-Planned Community in the USA! Conveniently located near I-75, top-rated schools, world-class dining, shopping, and entertainment, this prime location is just 30 minutes from Sarasota™s world-famous beaches. Don™t miss this rare opportunity to own a meticulously cared-for home that seamlessly blends elegance with functionality in an exceptional community! "This life is not a dress rehearsal, live your best life and live on vacation NOW!"



Floor Plan Created By FI Media Solutions, Measurements Deemed Highly Reliable But Not Guaranteed.

Built in 1999

Essential Information

MLS® #	A4641618
Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,658
Acres	0.28
Year Built	1999
Type	Residential
Sub-Type	Single Family Residence
Status	Sold
Property Taxes	9,379.00
Minimum Lease	6 Months

Community Information

Address	6617 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

Amenities	Pool, Spa/Hot Tub
# of Garages	2
View	Trees/Woods
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan
Appliances	Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, 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 21st, 2025
Days on Market	204
Zoning	PDMU/WPE

Listing Details

Listing Office	COLDWELL BANKER REALTY
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