

\$295,500 - 9006 White Sage Loop 3606, LAKEWOOD RANCH

MLS® #A4642268

\$295,500

3 Bedroom, 3.00 Bathroom, 1,388 sqft
Residential

WILLOWBROOK A CONDOMINIUM,
LAKEWOOD RANCH, FL

Near the heart of Lakewood Ranch, this charming townhome is ready for its new owners. Upon entering the home and walking up the staircase you are welcomed into a spacious band open floor plan with windows all around that allow natural light to flood the space with warmth and comfort. This three-bedroom unit is the more popular floor plan in Willowbrook with its large eat-in kitchen with sliders going out to the balcony overlooking the lush landscaping and pond. On the front of the living space, you have a great window seat that makes a bright place to read or a cute spot for your pets to capture the sun and smile at neighbors. With this large open space, you have multiple options on how to design your space. Walking up to the third floor you have the primary suite with its own balcony off the back of the home giving the same luscious view as the kitchen and a place to relax during those wonderful Florida days. Also, upstairs is another two bedrooms and a shared bath. Making life simpler, the washer and dryer are on the same floor as all the bedrooms. Recent updates to the home are all new flooring throughout with new fresh baseboards. New range and a new water heater. Home was painted within the past two years white, giving a blank slate for its new owners. Air conditioner has been serviced and works great, and the unit includes the washer



and dryer. If you are looking for a big garage, you will be happy to see this tandem garage that gives room for two cars and space for storage. Willowbrook is a gated community centrally located to make a commute throughout our area easy. Access to Interstate 75 is minutes away. Shopping for everything and anything is a brief drive including a Publix Shopping Center, CVS, UTC Shopping District, Starbucks, and Main Street in LWR. New restaurants in the area include Ruth Chris, Owens Fish Camp, Bar Italia and more. Need medical offices or a hospital, you are covered there too with many options again a brief drive away. This Willowbrook townhome gives an affordable option to live close to many of the wonderful places we love about our area. A community pool and friendly neighbors add to the charm of this community.

Built in 2009

Essential Information

MLS® #	A4642268
Price	\$295,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Year Built	2009
Type	Residential
Sub-Type	Condominium
Status	Sold
Property Taxes	3,788.00
Pet Size Limit	Medium (36-60 Lbs.)
Minimum Lease	1-2 Years

Community Information

Address	9006 White Sage Loop 3606
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Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	WILLOWBROOK A CONDOMINIUM
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-6411

Amenities

Amenities	Cable TV, Gated, Pool
Parking	Deeded, Driveway, Garage Door Opener, Tandem
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Window Treatments
Appliances	Dishwasher, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	3

Exterior

Exterior Features	Balcony, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Sidewalk
Roof	Shingle
Foundation	Slab

School Information

Elementary	Robert E Willis Elementary
Middle	Braden River Middle
High	Lakewood Ranch High

Additional Information

Date Listed	February 26th, 2025
Days on Market	228
Zoning	PDR

Listing Details

Listing Office	PREMIER SOTHEBYS INTL REALTY
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