

\$1,180,000 - 7213 Whittlebury Trail, LAKEWOOD RANCH

MLS® #A4643436

\$1,180,000

3 Bedroom, 3.00 Bathroom, 2,633 sqft
Residential on 0.21 Acres

COUNTRY CLUB EAST AT LAKEWOOD RANCH, LAKEWOOD RANCH, FL

Captivating, fully upgraded residence by Neal Signature Homes. Nestled in the highly sought-after, gated community of Country Club East in Lakewood Ranch. Situated on a premium lakefront lot with peaceful views creating a tranquil setting. Incredible curb appeal with a paver driveway and walkway leading to a covered front entry. Grand main foyer opens to the light-filled floor plan of the Carlotta model. Soaring 13-ft ceilings, ceramic tile flooring, recessed lighting, plantation shutters, crown molding, and case windows create an inviting, elegant atmosphere. Neutral tones throughout make this home move-in ready. At the heart of the home, the gourmet kitchen features an impressive 12-ft island, upgraded cabinetry, quartz countertops, stylish backsplash, and a walk-in pantry.

Top-of-the-line GE stainless steel appliances include a 36-inch gas cooktop, vent hood, refrigerator, built-in convection microwave and wall oven, dishwasher, and wine refrigerator. Seamlessly flowing into the dining room and spacious great room, enhanced by a coffered ceiling and opens directly to the expansive outdoor space through pocket sliders with transom windows. Step outside to your private oasis on the extended paver lanai offering sweeping, uninterrupted lake views creating the perfect backdrop for quiet mornings or lively gatherings. The covered lanai includes



an outdoor kitchen with a Lynx 36-inch gas grill, refrigerator, sink, and granite countertops. A bronze cage screen enclosure, retractable screen shades, and two outdoor covered areas with ceiling fans provide ample space for dining or lounging by the fireplace with a TV above. The split-bedroom layout ensures privacy and comfort. A true sanctuary, the primary suite is enhanced by wood flooring, coffered ceiling and lake views. A beautiful en-suite bath features split vanities and large walk-in shower with frameless glass enclosure and multiple shower heads. Plus, a large walk-in closet with custom built-ins. Two additional bedrooms with custom built-in closets share a beautiful full bathroom. An oversized den/bonus room, perfect for a home office, TV room, or playroom, offers wood flooring and ample space to fit your needs. The powder bath, easily accessible from the main living area, is ideal for guests and could also serve as a pool bath. The 3-car garage is equipped with custom built-in cabinetry, ceiling-mounted shelving, epoxy flooring, and a utility sink. Additional upgrades include a hurricane impact glass front door, gas water heater (2023), Nest thermostat (2023), surge protector on the electric panel (2023), Ring doorbell, keyless entry, hurricane shutters, irrigation system, and custom landscaping. Pool plans available. Located in the maintenance-free, gated community of Country Club East, this home offers access to luxurious amenities; resort-style pools, state-of-the-art fitness center, clubhouse, dog park, and miles of scenic walking and biking trails. Optional membership to the Lakewood Ranch Golf & Country Club for access to world-class golf, tennis, pickleball, dining, and social activities. Conveniently located near championship golf, fine dining at Lakewood Ranch Main Street, shopping at Waterside Place, and A-rated schools. Just a short drive to Downtown Sarasota's vibrant cultural

scene, SRQ International Airport, and world-class beaches along the Gulf Coast. A tranquil setting and unparalleled lifestyle await, just moments from the vibrant amenities of Lakewood Ranch.

Built in 2021

Essential Information

MLS® #	A4643436
Price	\$1,180,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,633
Acres	0.21
Year Built	2021
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	15,831.00
Minimum Lease	1-2 Years

Community Information

Address	7213 Whittlebury Trail
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	COUNTRY CLUB EAST AT LAKEWOOD RANCH
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-2147

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Golf Course, Pickleball Court(s), Pool, Recreation Facilities, Security
Parking	Driveway, Garage Door Opener, Garage Faces Side, Split Garage
# of Garages	3

View	Water
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Interior

Interior Features	Ceiling Fan(s), Coffered Ceiling(s), Crown Molding, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Smart Home, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Central, Electric, Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Gas, Outside
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Outdoor Grill, Outdoor Kitchen, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Landscaped, Level, Near Golf Course, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 24th, 2025
Days on Market	188
Zoning	PDMU/A

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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