

\$575,000 - 17440 Hampton Falls Terrace, BRADENTON

MLS® #A4644426

\$575,000

4 Bedroom, 3.00 Bathroom, 2,349 sqft

Residential on 0.18 Acres

DEL WEBB PH II SUBPHASES 2A, 2B & 2C,
BRADENTON, FL

Discover this charming 4-Bedroom + Bonus Room, 3-Bathroom single family home with plenty of space for you and your loved ones, and plenty of space for your storage! The middle downstairs bedroom is the perfect substitute for an office/study. The SPECIAL FEATURES & UPGRADES to this home include Plantations Shutters on All Windows, Laminate Flooring on Stairs and throughout 2nd story, Engineered Hardwood in Office, Primary Bedroom, and 2nd Bedroom. No Carpets! The Kitchen features Upgraded Pendant Lights and Chandelier, Stainless Fridge & Dishwasher, Gas Range, Range Hood, Extra Cabinetry, and Tile Backsplash. Other upgrades include Transom Windows in Living Room and along stairwell, Glass Front Door with screened in front porch, Plantation Shutters throughout, a Generex generator, Walk-In Storage Closet in Bonus Room, Paved Driveway, Exterior Freshly Painted, Extended Lanai, and a Fenced-In Yard.

****NEIGHBORHOOD FEATURES: Located in the area's largest 55+ active adult community, this home offers resort-style amenities and plenty of social activities to enjoy. 6 Tennis, 4 Bocce & 8 Pickle Ball Courts, Heated Resort-Style Pool & Spa, State-of-the-Art Fitness Center & Movement Studio, Clubhouse with Activity & Craft Rooms, Catering Kitchen & WiFi Cafe, Lifestyle Director, Outdoor Barefoot Bar, Fire Pit, Walking Trails, Event Lawn, BBQ Grill Area,



Community Dog Park, Satellite Pool

****LOCATION: Close to grocery stores, gyms, Lakewood Ranch Premier Sports Campus, and golf courses. Short drive to all of the local beaches such as Siesta Key, Lido Key Beach, and Anna Maria Island. Quick jaunt to all of the downtown restaurants, shops, and festivities of Lakewood Ranch Main Street, UTC, and Waterside Lakewood Ranch. Approx 30 min drive to Downtown Sarasota, and approx 45 min to St Pete. Local Airports are Tampa (TPA) and Sarasota (SRQ).

Built in 2018

Essential Information

MLS® #	A4644426
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,349
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	6,975.00
Minimum Lease	3 Months

Community Information

Address	17440 Hampton Falls Terrace
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	DEL WEBB PH II SUBPHASES 2A, 2B & 2C
City	BRADENTON
County	Manatee
State	FL
Zip Code	34202-2610

Amenities

Amenities	Clubhouse, Fitness Center, Gated, Maintenance, Pickleball Court(s), Pool, Recreation Facilities, Spa/Hot Tub, Tennis Court(s)
# of Garages	2
View	Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Range Hood, Refrigerator, Washer, Water Softener
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered, Storage
Lot Description	In County, Landscaped, Sidewalk
Roof	Tile
Foundation	Slab

School Information

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

Additional Information

Date Listed	March 17th, 2025
Days on Market	167
Zoning	PD-R

Listing Details

Listing Office	COLDWELL BANKER REALTY
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