

\$945,000 - 17675 Azul Drive, LAKEWOOD RANCH

MLS® #A4646823

\$945,000

3 Bedroom, 3.00 Bathroom, 2,328 sqft

Residential on 0.21 Acres

ISLES AT LAKEWOOD RANCH, LAKEWOOD RANCH, FL

This home lives LARGER than the square footage reflects with its 3 bedrooms plus office/den and 3 full baths. Located on a quiet interior lot with views of the nature preserve, youâ€™ll enjoy the privacy of no-back neighbors and the bonus of amazing bird watching. Upon entering the property, youâ€™ll be delighted to experience all the thoughtful upgrades and updates chosen by the seller to reflect a stunning palette and smart choice of classic appointments. Three bedrooms and three baths with an office/den provide space, privacy for guests and an open flow that is critical to Florida living. The heated saltwater pool and caged lanai are expansive and provide wonderful outdoor entertaining. The cookâ€™s kitchen boasts an oversized island with a unique â€œleatherâ€• finish Dolomite countertop, upgraded cabinets and backsplash. Extra storage under the island and high-end Jenn-Aire appliances including 2 ovens, make meal prep easy and fun. Additional noteworthy features include: a whole house gas generator with its own surge protection and an additional surge protector dedicated to the home, upgraded floor tile throughout, high-end ceiling fans, hurricane protection on all openings including Kevlar automated hurricane shades on the lanai, 3M sun protection film, customized Hunter Douglas window shades, custom closets, upgraded lighting, faucets and hardware throughout. The garage boasts a 4â€™



extension, epoxy flooring, insulated garage door, electric car charger, and attic storage with pull down stairs. As an added BENEFIT, the seller is leaving the following for the BUYER: Bedroom 1- bedframe, headboard, dresser, nightstand. Bedroom 2-Bedframe, mattress, nightstands, 2 lamps. Primary Bedroom-King-sized headboard and bedframe. Den/office-desk, Great Room-3 island chairs, couch, sideboard. Lanai-Dining table and 8 chairs, 4 rattan rocking chairs, 2 ottomans, Apple TV on garage wall. This property is perfect for empty nesters and seasonal owners, singles and young couples who want to live in an exceptional neighborhood without the burden of a huge house. Enjoy the walking trails, clubhouse with fitness, tennis and pickleball courts, close to UTC Mall and a myriad of shops and restaurants. You have it allâ€right here!

Built in 2019

Essential Information

MLS® #	A4646823
Price	\$945,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,328
Acres	0.21
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Style	Florida
Status	Sold
Property Taxes	8,943.00
Minimum Lease	6 Months

Community Information

Address	17675 Azul Drive
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Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	ISLES AT LAKEWOOD RANCH
City	LAKEWOOD RANCH
County	Manatee
State	FL
Zip Code	34202-2626

Amenities

Amenities	Basketball Court, Cable TV, Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Off Street
# of Garages	2
View	Park/Greenbelt, Pool
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), High Ceilings, In Wall Pest System, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Ice Maker, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	Central
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County
Roof	Concrete, Tile
Foundation	Slab

School Information

Elementary	Robert E Willis Elementary
Middle	Nolan Middle

High Lakewood Ranch High

Additional Information

Date Listed April 1st, 2025
Days on Market 156
Zoning PD-MU

Listing Details

Listing Office MICHAEL SAUNDERS & COMPANY

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