

# **\$825,000 - 8005 Royal Birkdale Circle, LAKEWOOD RANCH**

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MLS® #A4650454

**\$825,000**

3 Bedroom, 3.00 Bathroom, 2,531 sqft  
Residential on 0.44 Acres

LAKEWOOD RANCH COUNTRY CLUB  
VILLAGE C 5, LAKEWOOD RANCH, FL

Discover luxury living within the Lakewood Ranch Country Club. This beautifully maintained three bedroom three bathroom home offers an unparalleled blend of elegance and comfort. The key features are open concept living area perfect for entertaining guest. The gourmet kitchen features granite countertops, built in oven, countertop gas stove, seating at kitchen island and kitchen desk. Luxury master suite with large walk in closet, tile floor and door to lanai. Master bath has double sinks with granite countertop, tub, walk in shower and make up station. Bonus feature is the versatile office/den or library, ideal for remote work, a personal study or a cozy reading retreat. Expansive windows showcasing breathtaking views for the beautiful lake preserve view. Enjoy relaxation and enjoyment in the outdoor living pool area with spa. Recent upgrades include new tile roof installed in 2023, new cooling and heating unit installed in 2022 for energy efficiency and comfort as well as attic enhancement in 2024 with new insulation and ductwork, improving climate control and energy savings. Optional membership to the Lakewood Ranch Country Club provides access to an exceptional Florida lifestyle, including two luxurious clubhouses, four golf courses, tennis courts, pickleball courts, fitness center, aquatic center, parks and recreational trails. Prime location



conveniently near UTC Mall, fine dining restaurants, Lakewood Ranch Main Street, Waterside, Polo fields and the soon to be new location for Mote Marine Aquarium. Bonus you're a short drive from some of the world's top rated beaches Siesta Key, Lido Beach and Anna Marie Island.

Built in 2002

### Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A4650454                |
| Price          | \$825,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,531                   |
| Acres          | 0.44                    |
| Year Built     | 2002                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Contemporary            |
| Status         | Sold                    |
| Property Taxes | 10,504.00               |
| Pet Size Limit | Extra Large (101+ Lbs.) |
| Minimum Lease  | 1-2 Years               |

### Community Information

|             |                                         |
|-------------|-----------------------------------------|
| Address     | 8005 Royal Birkdale Circle              |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch   |
| Subdivision | LAKEWOOD RANCH COUNTRY CLUB VILLAGE C 5 |
| City        | LAKEWOOD RANCH                          |
| County      | Manatee                                 |
| State       | FL                                      |
| Zip Code    | 34202-2538                              |

### Amenities

|              |       |
|--------------|-------|
| # of Garages | 3     |
| View         | Water |

|               |            |
|---------------|------------|
| Is Waterfront | Yes        |
| Waterfront    | Lake Front |
| Has Pool      | Yes        |

## Interior

|                   |                                                                                                                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface Counters, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments |
| Appliances        | Dishwasher, Disposal, Dryer, Microwave, Range, Refrigerator, Washer                                                                                                                                                                                           |
| Heating           | Central                                                                                                                                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered |
| Lot Description   | Corner Lot, Landscaped                                                                |
| Roof              | Tile                                                                                  |
| Foundation        | Slab                                                                                  |

## School Information

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 130            |
| Zoning         | PDMU/WPE       |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | REAL BROKER, LLC |
|----------------|------------------|

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