

\$3,000 - 17506 Canopy Place, BRADENTON

MLS® #TB8324769

\$3,000

5 Bedroom, 3.00 Bathroom, 2,605 sqft

Residential Lease on 0.17 Acres

SOLERA AT LAKEWOOD RANCH PH II,
BRADENTON, FL

Welcome to 17506 Canopy Place – A Luxury
Rental in Solera at Lakewood Ranch!

Property Overview: This stunning 5-bedroom, 3-bathroom home is located on a desirable corner lot in the prestigious Solera community at Lakewood Ranch. Perfect for families or professionals looking for luxury and convenience, this spacious residence offers modern amenities and a tranquil setting.

Key Features:

Screened-in Lanai: To be completed prior to move-in for ultimate outdoor comfort.

Pet-Friendly: One to two small pets allowed with an additional fee.

No Utilities Included.

Community Amenities: Clubhouse, fitness center, resort-style pool and spa, playground/tot lot, and scenic wide walkways.

Interior Highlights:

Open & Spacious Layout: Natural light fills the large living areas, creating a welcoming atmosphere.

Chef's Kitchen: Features stainless steel appliances, granite countertops, and abundant cabinet space.

Five Bedrooms: Generous space for rest and relaxation, with plush carpeting and large windows.

Master Suite: Private en-suite bath with dual



vanity and separate shower for added comfort.
Two-Car Garage: Convenient parking and extra storage space.
Outdoor & Community Features:

Landscaped Backyard: Perfect for outdoor entertaining or peaceful relaxation in Florida’s warm climate.
Prime Location: Close to world-class shopping, dining, and entertainment options, providing the best of both relaxation and convenience.
Rental Details:

Lease Terms: Annual, unfurnished rental.
HOA Approval Required prior to move-in.
Screening Requirements: Credit/background check, income verification (2.5-3x monthly rent), and rental history verification. Minimum credit score of 600.
Fees:
Application Fee: \$75 per adult (non-refundable)
Lease Initiation Admin Fee: \$150 (upon approval and signing)
Security Deposit: Equal to one month’s rent

Built in 2023

Essential Information

MLS® #	TB8324769
Price	\$3,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,605
Acres	0.17
Year Built	2023
Type	Residential Lease
Sub-Type	Single Family Residence
Status	Leased

Pet Size Limit Small (16-35 Lbs.)

Community Information

Address 17506 Canopy Place
Area Bradenton/Lakewood Ranch Area
Subdivision SOLERA AT LAKEWOOD RANCH PH II
City BRADENTON
County Manatee
State FL
Zip Code 34211-2821

Amenities

of Garages 2

Interior

Interior Features Ceiling Fan(s), Solid Wood Cabinets, Stone Counters, Walk-In Closet(s)
Appliances Dishwasher, Disposal, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating Central
Cooling Central Air

Additional Information

Date Listed November 25th, 2024
Days on Market 185

Listing Details

Listing Office COASTAL PIONEER REALTY

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