

# **\$310,000 - 12582 Amber Creek Circle, LAKEWOOD RANCH**

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MLS® #W7870507

**\$310,000**

3 Bedroom, 3.00 Bathroom, 1,674 sqft  
Residential on 0.04 Acres

AMBER CREEK TOWNHOMES, LAKEWOOD RANCH, FL

QUICK MOVE-IN. Low-maintenance townhomes in a CDD-free community. A 150 miles of trails, paths, and boardwalks winding through wildlife habitats and lakes. And 30 minutes to top beaches in Bradenton and Sarasota. You'll be just minutes away from shopping, dining, arts, entertainment, and recreation. The Mayport. Enter your one-car garage attached home through the covered front porch. The welcoming foyer leads your eye to your spacious living area. Gather in your great room with friends and family before enjoying a home cooked meal prepared in your charming kitchen and served on the large island. Upstairs, two bedrooms and a full bath offer privacy for guests. A conveniently placed second floor washer and dryer make laundry easy. Your luxury owner's suite includes two large walk-in closets and a spa-like dual vanity bath. The Mayport is a must-see. All Ryan Homes now include WIFI-enabled garage opener and Ecobee thermostat.

**\*\*Closing cost assistance is available with use of Builder's affiliated lender\*\*.**

DISCLAIMER: Prices, financing, promotion, and offers subject to change without notice. Offer valid on new sales only. See Community Sales and Marketing Representative for details. Promotions cannot be combined with any other offer. All uploaded photos are stock photos of this floor plan. Actual home may



differ from photos.

Built in 2024

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | W7870507    |
| Price          | \$310,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,674       |
| Acres          | 0.04        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Townhouse   |
| Style          | Traditional |
| Status         | Sold        |
| Minimum Lease  | 1-2 Years   |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 12582 Amber Creek Circle      |
| Area        | Bradenton/Lakewood Ranch Area |
| Subdivision | AMBER CREEK TOWNHOMES         |
| City        | LAKEWOOD RANCH                |
| County      | Manatee                       |
| State       | FL                            |
| Zip Code    | 34211                         |

**Amenities**

|              |                              |
|--------------|------------------------------|
| Parking      | Driveway, Garage Door Opener |
| # of Garages | 1                            |

**Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Eating Space In Kitchen, High Ceilings, PrimaryBedroom Upstairs, Stone Counters, Thermostat, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Microwave, Range, Refrigerator                                                                          |
| Heating           | Central                                                                                                                       |

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

**Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Irrigation System |
| Lot Description   | Sidewalk          |
| Roof              | Shingle           |
| Foundation        | Slab              |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | December 5th, 2024 |
| Days on Market | 143                |
| Zoning         | 00                 |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | MALTBIE REALTY GROUP |
|----------------|----------------------|

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