

\$318,990 - 12475 Amber Creek Circle, LAKEWOOD RANCH

MLS® #W7870524

\$318,990

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

AMBER CREEK TOWNHOMES, LAKEWOOD RANCH, FL

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 2025

Essential Information

MLS® #	W7870524
Price	\$318,990
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,674
Acres	0.04
Year Built	2025
Type	Residential
Sub-Type	Townhouse
Style	Traditional
Status	Sold
Minimum Lease	1-2 Years

Community Information

Address	12475 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
Heating	Central

Cooling	Central Air
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Exterior

Exterior Features	Irrigation System
Lot Description	Sidewalk
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	December 5th, 2024
Days on Market	282
Zoning	00

Listing Details

Listing Office	MALTBIE REALTY GROUP
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