



CHRISTIE'S
INTERNATIONAL REAL ESTATE



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



+1 407-749-0700



info@regalrealtorlando.com

3301 BAY RIDGE WAY (MLS#:D6109464)

PRICE: \$439,000

Address#: 3301 BAY RIDGE WAY

Zip Code: 33953

Style: Single Family Residence

Bedrooms: 4

Living Area: 2401.00

Year Built: 2001

Acreage(acs): 0.36

Waterfront: No

Subdivision: RIVERWOOD

City: Port Charlotte

Type: Residential

Status: Active

Bathrooms: 3

Lot: 15515

Pool: 1

County: Charlotte County

PROPERTY DESCRIPTION

Discover Coastal Living at it Best owning this Well Appointed 4 Bedroom, 3 Bath Florida Home in Riverwood's - Bay Ridge Community situated on a Premium Large desirable Private Preserve lot offering SOUTH exposure. Interior and Exterior Features throughout include Designer Lighting, Fans and Fixtures, Stylish 42" Wood Kitchen Cabinetry. Quality Upgraded Appliances, Porcelain Tile Floors, Window Treatments and so much more. Sliding Glass Doors allow easy access from Living Room, Family Room and Master Bedroom out to an inviting Expansive Lanai offering a Resurfaced Heated Pool and Spa with New Decorative Tile. Perfect Outdoor Space for Entertaining and Relaxation ! Added PLUS Home is available TURN KEY FURNISHED negotiable. Ask Agent for Details! Enjoy all Riverwood has to offer: GOLF CLUB NAMED *TOP 50 US COURSES* *GOLF ADVISOR* *2018*, CAMPUS W/ LAP & RESORT STYLE POOL, FITNESS CENTER, PICKLEBALL COURTS, SMALL AND LARGE DOG PARKS, TENNIS COURTS, LAWN CROQUET, BOCCE COURTS, CRAFT ROOM, LIBRARY AND SOCIAL ACTIVITIES! Take a walk on our lush tree lined streets of our Audubon Green Community Award Winner for its natural habitat for Florida Wildlife. Additional fees apply for Dog Park, Riverwood Golf Club, Par 72 Championship course & Private Beach Club on Manasota Key. Riverwood is Close to our natural waterways for boating, cultural events, dining, shopping & beautiful beaches of SWFL. Located between Sarasota & Ft Myers on Florida's Southwest Coast, a place we call Paradise!

ADDITIONAL FEATURES



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Exterior Construction:	block, stucco
Roof:	Tile
Community Features:	clubhouse, fence restrictions, fitness center, gated, optional additional fees, park, pool, recreation facilities, spa/hot tub, tennis court(s)
Interior Features:	ceiling fans(s), high ceiling(s), pest guard system, solid surface counters, solid wood cabinets, split bedroom, vaulted ceiling(s), walk-in closet(s), window treatments
Heating and Fuel:	electric
Utilities:	cable available, public, underground utilities
Garage/Carport:	1
Water Frontage:	N
Pets Allowed:	Yes
Garage Features:	driveway, garage door opener, oversized
Total Acreage:	Up to 10,889 Sq. Ft.
Foundation:	Slab
Porches:	covered, enclosed
Zoning:	PD
Air Conditioning:	central air
Floor Covering:	carpet, porcelain tile

ROOMS

Additional Rooms: Family Room, Formal Dining Room Separate, Formal Living Room Separate

IMAGES

