

\$885,000 - 11451 Savannah Lakes Drive, PARRISH

MLS® #A4622364

\$885,000

3 Bedroom, 3.00 Bathroom, 2,734 sqft

Residential on 0.35 Acres

RIVER WILDERNESS PH III SP D-2,
PARRISH, FL

Tucked away on a private interior street off the main thoroughfare sets this house up to be your private enclave! As you enter the front door, you will be drawn to the EXPANSIVE LAKE VIEW that is maximized throughout the home. The lanai is HUGE (75X19) having been extended. A new pool cage was installed in 2016 with CLEAR VIEW screening that enhances and expands an already incredible view. The ceiling of the lanai features multiple lights that make you feel as though you are sitting under the stars. This great-room floor plan blends function and livability. Clean lines and a modern feel, while bringing in depth and color, provide a warm and inviting space that is restful, yet interesting. The great room flows seamlessly with the outdoor area through the fully pocketing triple sliders. Nearly in this house has been done "all solid surface flooring (no carpet!), new quartz countertops throughout, new VIKING APPLIANCES (2022), new A/C (2020), NEW WHOLE-HOUSE GENERATOR AND LP GAS TANK (2023), new tankless water heater (2024) and much more. The right side of the house contains an enormous owner's suite with double tray ceiling, extensive windows for an incredible view of the lake, two walk-in closets and a large ensuite bath with new quartz countertops, private toilet area, seamless glass in shower and a large soaking tub. An additional door leads to the office



which can be closed off in the main house to provide owner privacy. The left side of the house features two additional generous bedrooms both with large or walk-in closets and a hall bath that also serves the pool. The laundry room certainly a mention as it is quite large, has a quartz countertop with matching backsplash, wine refrigerator, newer washer and dryer (2021) and a nice big closet along the side wall that provides that often in short supply storage space. The garage is also oversized (35x22) and has a closet along the side wall for extra storage. The exterior of the home is beautifully landscaped, has dusk to dawn lighting and crisp curbing. Take the detailed tour on YOUTUBE at

<https://www.youtube.com/watch?v=dJtYW9yBDhQ>

RW is an established community with winding, tree-lined streets with tall oaks and mature landscaping. Walkers, bikers and neighbors walking their dogs set the scene for an active and social community. The Club offers golf, tennis, social activities, pickle ball, pool and more. Boat and RV storage in community. For the nature lovers, there are hiking trails and abundant wildlife. There are two 24-hour manned gates. CLUB MEMBERSHIP IS OPTIONAL. There is a COMMUNITY BOAT RAMP that is open to the entire community and provides direct access to the Manatee River. RW is PERFECTLY LOCATED! Strategically positioned between St. Pete and Sarasota provides easy access to 2 airports (45 min.) and several hospitals to the north and south. The newly constructed Ft Hammer Park located on the beautiful Manatee River is just minutes south of the front gate and features a boat ramp, fishing pier plus picnic pavilion. Lakewood Ranch and Sarasota are near-by where fine dining and shopping are within easy reach. The very popular Ellenton Outlet Mall offers designer brands at discount prices and is only 10 minutes away. A new shopping complex is

being built offering Lowes, HomeGoods and an upscale nail spa as well as several other stores and restaurants. No trucks in driveway overnight in RW. SF to be verified by Buyer/Agents.

Built in 2005

Essential Information

MLS® #	A4622364
Price	\$885,000
Sold Price	\$850,000
Date Sold	October 21st, 2024
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,734
Acres	0.35
Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Contemporary, Custom, Traditional
Status	Sold

Community Information

Address	11451 Savannah Lakes Drive
Area	Parrish
Subdivision	RIVER WILDERNESS PH III SP D-2
City	PARRISH
County	Manatee
State	FL
Zip Code	34219

Amenities

Amenities	Gated, Vehicle Restrictions
Parking	Garage Door Opener, Garage Faces Side, Golf Cart Garage
# of Garages	3
View	Pool, Water

Is Waterfront	Yes
Waterfront	Lake Front
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Chair Rail, Crown Molding, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Wood Cabinets, Split Bedroom, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Tankless Water Heater, Washer, Wine Refrigerator
Heating	Heat Pump
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Lighting, Sliding Doors, Sprinkler Metered
Lot Description	Landscaped, Near Golf Course
Roof	Tile
Foundation	Slab

School Information

Elementary	Annie Lucy Williams Elementary
Middle	Buffalo Creek Middle
High	Parrish Community High

Additional Information

Date Listed	September 5th, 2024
Days on Market	129
Zoning	PDR/NCO
HOA Fees	2336
HOA Fees Freq.	Annually

Listing Details

Listing Office	COLDWELL BANKER REALTY
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