

\$379,500 - 11685 Great Brook Lane, PARRISH

MLS® #A4655753

\$379,500

2 Bedroom, 2.00 Bathroom, 1,530 sqft

Residential on 0.10 Acres

NORTH RIVER RANCH PH IV-A, PARRISH,
FL

BETTER THAN NEW! THIS HOME HAS OVER \$20K IN UPGRADES THAT YOU WON'T HAVE IN A NEW BUILD! This move-in ready Tidewater B2 villa sits on the ONLY REMAINING WATERFRONT LOT in Wildleaf® North River Ranch®'s vibrant, all-ages community. SELLERS ARE MOTIVATED! Not only is it waterview, but it also has the preserve view as well! With tranquil views of both the lake and preserve, this beautifully maintained 2-bedroom, 2-bath villa with a den offers elevated finishes, smart design, and an unbeatable location. **THIS PROPERTY QUALIFIES FOR A 1% LENDER INCENTIVE IF USING PREFERRED LENDER. INQUIRE FOR MORE DETAILS.**

Inside, enjoy an open, split-bedroom layout with consistent tile flooring throughout (no carpet!). The kitchen is open to the living room and dining area, it's ideal for entertaining guests and shines with quartz countertops, a gas stove, stainless steel appliances, under-cabinet lighting, and a stylish island perfect for prepping or gathering. The den offers flexible space for a home office, playroom, or guest overflow, while the spacious laundry room includes upper cabinets above the newer washer and dryer for extra storage.

Pocketing sliding glass doors lead to the extended, screened lanai® complete with a



gas stub for your grill or future outdoor kitchen. It's the perfect spot for morning coffee with peaceful water and preserve views. At the end of the day, retreat to the comfortable primary suite featuring two closets and an en suite bathroom. For added peace of mind, both the floor and shower tile have been professionally sealed, and gutters have already been installed. This home is also located in a high and dry flood-free zone.

Wildleaf residents enjoy access to North River Ranch's exceptional amenities, including THREE resort-style POOLS, fitness centers, clubhouses, village centers, over 26 miles of walking and biking trails with a convenient bike share program, dog parks, pickleball courts, and more—all surrounded by more than 700 acres of preserved land. Located just minutes from I-75, shopping, and dining, this home delivers everyday convenience in a thriving master-planned community.

Why wait and/or pay more to build when this one has it all—water views, upgrades galore, and move-in perfection!

Built in 2024

Essential Information

MLS® #	A4655753
Price	\$379,500
Sold Price	\$373,250
Date Sold	October 30th, 2025
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,530
Acres	0.10
Year Built	2024
Type	Residential

Sub-Type	Villa
Style	Florida
Status	Sold

Community Information

Address	11685 Great Brook Lane
Area	Parrish
Subdivision	NORTH RIVER RANCH PH IV-A
City	PARRISH
County	Manatee
State	FL
Zip Code	34219

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Playground, Pool, Recreation Facilities, Trail(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener
# of Garages	2
View	Trees/Woods, Water

Interior

Interior Features	Eat-in Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric, Heat Pump
Cooling	Central Air
Furnished	Unfurnished

Exterior

Exterior Features	Lighting, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped, Level, Near Public Transit, Sidewalk, Paved
Roof	Shingle
Foundation	Slab

School Information

Elementary	Barbara A. Harvey Elementary
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Middle	Buffalo Creek Middle
High	Parrish Community High

Additional Information

Date Listed	June 12th, 2025
Days on Market	85
Zoning	PD-MU
HOA Fees	385
HOA Fees Freq.	Quarterly

Listing Details

Listing Office	RE/MAX ALLIANCE GROUP
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