

7.3-ACRE HOMESTEAD IN MYAKKA CITY

25605 69TH AVENUE EAST



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Privacy. Fresh air. Peace and quiet. Come live a country lifestyle with plenty of room to roam inside and out! Farm animals, poultry, food gardens and wildlife watching are welcome here. At night you can look up and gaze at the brilliance of the star-lit sky. Located in Myakka City, this 7.3-acre property offers a secluded location just 20 minutes from in-town amenities at Lakewood Ranch and the I-75/SR70 interchange.

This country compound ticks all the boxes -- main house with four bedrooms and three baths, separate guest house with two bedrooms and two baths, four-car attached garage, six-car detached garage, over-size carport, well pump shed and freshwater pond. Offering 4,808 square feet of combined living space, the flexible floor plan can be configured to your heart's desire. Luxury features include engineered hardwood floor in living areas, crown molding, solid-wood cabinetry, impact glass windows and doors, built-in fire pit and newer roof (2020). Both houses are fully independent with separate entrances, kitchens, laundries and covered lanais. They share a screened-in swimming pool and outdoor patio with wood-burning fire pit. The detached 1,000-sq. ft. four-car garage has two attached single garages and creates unlimited possibilities for the pursuit of hobbies, family life and homesteading.

Nature lovers can experience the real Florida in two nearby state parks. Nature walks, bird watching, kayaking and overnight camping are available at Lake Manatee State Park and Myakka River State Park. For those who thrive on outdoor challenges, TreeUmph Adventure Course for climbing and swinging through the trees is just seven minutes away.

All in all, come home to an incredible place to live — approved by Mother Nature.

Photos, video & 3D tour available at:

[LTG.Homes/2560569thAveE](https://www.LTG.Homes/2560569thAveE)



Personal property does not convey. Not all items in photos convey – ask agent for details. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.

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MYAKKA CITY

- Pomello Park Community
- Spacious properties in rural setting
- Equestrian and farming friendly
- Location:
 - 9.4 mile to Lake Manatee State Park
 - 10.9 miles to Publix at Braden River
 - 13.9 miles to Myakka River State Park
 - 16.2 miles to Lakewood Ranch Medical Center
 - 16.7 miles to Waterside at Lakewood Ranch
 - 25.7 miles to Sarasota/Bradenton International Airport
 - 26.6 miles to Lido Beach



EXTERIOR

- Built in 2002
- 7.3 acre lot (341,075 sq. ft.)
- Corner lot
- Roof replaced (2020 per permit)
- Impact windows (2020 per permit)
- Private pond
- Well irrigation
- Gutters and in-ground downspouts
- 2 screened-in lanai's
- Pool
- Built-in wood firepit
- 4-car attached garage
- Additional detached 4-car garage with dual workshop areas
- Covered RV/boat/equipment carport



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INTERIOR

- 4,808 sq. ft. A/C | 6,341 sq. ft. total
- 6 bedrooms | 5 full baths | 1 half bath
- Separate guest house
- Crown molding throughout
- Water filtration

COVERED FRONT PATIO

- Size: 10'7" x 6'0"
- Brick paver floor
- 2 coach lights
- Screened front door
- Full-light decorative glass front entry door with side lites
- Decorative transom window above door



FOYER

- Size: 11'6" x 6'1"
- Engineered hardwood floor
- Light fixture



GREAT ROOM

- Size: 23'0" x 16'0"
- Engineered hardwood floor
- 2-ceiling fans with light
- French doors to lanai



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KITCHEN

- Size: 13'9" x 13'2"
- Engineered hardwood floor
- Recessed ceiling lights
- Ceiling fan with light
- Solid-wood cabinets with soft-close doors and drawers
- Tile backsplash
- 2-pendant lights over peninsula island
- Samsung stainless steel appliances:
 - Glass-top range with convection oven
 - Built-in over-range microwave
 - French-door refrigerator with in-door ice/water dispenser
 - Dishwasher
- 2-bowl stainless steel sink
- Cabinet pantry with pull-out drawers



DINING ROOM

- Size: 10'0" x 16'0"
- Engineered hardwood floor
- Ceiling fan with light
- Built-in solid-wood china cabinet with glass front doors
- French doors to covered lanai

OFFICE

- Size: 13'10" x 15'3"
- Carpet
- Ceiling fan with light

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PRIMARY BEDROOM

- Size: 16'4" x 24'7"
- Carpet
- 2-ceiling fans with lights
- His/her walk-in closets with wardrobe organizers



ENSUITE BATH

- Size: 10'4" x 16'0"
- Tile floor
- Ceiling fan
- Dual sink vanity with solid-wood cabinets and stone countertop
- Framed vanity mirrors and lights
- Free-standing bathtub with tub-filler and body sprayer
- Commode alcove
- Walk-behind-wall shower with toiletry alcove, tile walls, pebbled-tile floor, 1/3 glass-block wall and 2 showerheads



BEDROOM 2

- Size: 13'11" x 12'10"
- Carpet
- Ceiling fan with light
- Window bench seat with storage
- Walk-in closet



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BATH 2

- Tile floor
- Single-sink solid-wood vanity with stone countertop
- Framed mirror and vanity lights
- Shower/tub with tile walls and toiletry shelf



BEDROOM 3

- Size: 14'3" x 13'5"
- Carpet
- Ceiling fan with light
- Walk-in closet



BEDROOM 4

- Size: 13'11" x 14'3"
- Carpet
- Ceiling fan with light
- Walk-in closet



BATH 3

- Tile floor
- Recessed ceiling lights
- Solid-wood vanity with vessel sink
- Framed mirror and vanity lights
- Step-in shower with toiletry alcove, pebbled tile floor, tile walls and glass by-pass door



BEDROOM HALL

- Linen closet

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LAUNDRY

- Size: 8'8" x 6'2"
- Tile floor
- Ceiling fan with light
- Samsung front load washer/dryer
- Solid-wood cabinets over washer/dryer
- Folding counter
- Storage cabinet



COVERED LANAI

- Size: 10'0" x 15'0"
- Painted concrete floor
- Ceiling fan with light



SCREENED-IN POOL

- Size: 13'0" x 21'0"
- Child safety fence



4-CAR SIDE-LOAD GARAGE

- Size: 40'7" x 25'2"
- Speckled epoxy floor
- Access to main house, guest house, pool deck



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GUEST HOUSE

- Attached to main house garage

FRONT ENTRY

- Size: 9'3" x 3'0"
- Brick paver floor
- 2 coach lights
- Screened door
- 3/4 decorative glass front entry door with side light



GREAT ROOM

- Size: 14'3" x 16'3"
- Engineered hardwood floor
- Ceiling fan with light
- French doors to screened-in covered lanai



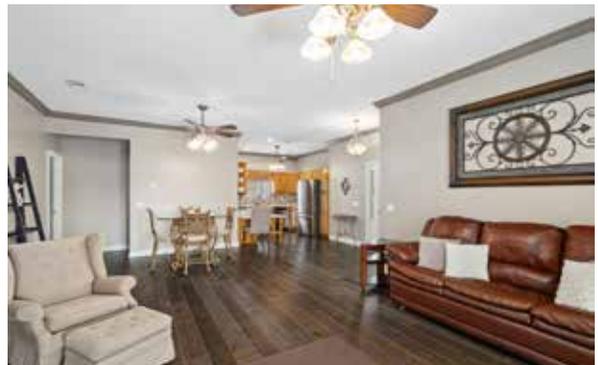
SCREENED-IN COVERED LANAI

- Size: 15'11" x 11'9"
- Painted concrete
- Ceiling fan with light
- Access door to outdoor firepit



DINING ROOM

- Size: 11'0" x 7'0"
- Engineered hardwood floor
- Recessed ceiling light
- Ceiling fan with light



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KITCHEN

- Size: 9'6" x 10'9"
- Engineered hardwood floor
- Ceiling fan with light
- Solid-wood cabinets with tile backsplash
- Stainless steel appliances:
 - Samsung glass cooktop range with oven (not convection)
 - Built-in over-range microwave
 - KitchenAid dishwasher
 - GE French door refrigerator
- 2-bowl stainless steel sink
- Cabinet pantry with pull-out drawers
- Kitchen garden window



PRIMARY BEDROOM

- Size: 15'4" x 22'10"
- Carpet
- 2-ceiling fans with lights
- Window bench seat with storage
- Walk-in closet
- French door to screened-in covered lanai



ENSUITE BATH

- Size: 9'0" x 10'6"
- Tile floor
- Recessed ceiling light
- Single sink vanity with solid wood cabinets



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- Framed vanity mirror and lights
- Linen closet
- Curbless walk-in shower with tile floor/ walls and 2 toiletry shelves

BEDROOM 6

- Size: 12'11" x 12'1"
- Carpet
- Ceiling fan with light
- Walk-in closet



BATH 5

- Tile floor
- Single sink vanity with solid wood cabinets
- Framed mirror and vanity lights
- Linen closet
- Shower/tub with tile walls and toiletry shelf



LAUNDRY

- Size: 8'9" x 5'10"
- Tile floor
- Ceiling fan with light
- Washer and dryer



DETACHED 4-CAR GARAGE

- +2 attached single garage/workstations

COVERED RV/BOAT CARPORT



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