

THE ISLES LAKEWOOD RANCH

private setting...preserve views...better-than-model upgrades



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THE ISLES LAKEWOOD RANCH

private setting...preserve views...better-than-model upgrades

Better-than-model upgrades and a rare preserve setting in The Isles at Lakewood Ranch. Built in 2019 and completely upgraded from 2022-2024, this 3BR/3.5BA pool residence sits on a .23-acre lot backing to a nature preserve with a boardwalk trail for a private, peaceful feel.

Walk in to soaring ceilings, sunlit interiors, and a clear view straight out to the preserve. The chef's kitchen is a standout with two-tone cabinetry, expansive island and oversized walk-in pantry. Outdoor living is equally dialed-in with a saltwater pool and spa, plus a covered lanai with outdoor kitchen. Smart-home features include a smart thermostat, Ring doorbell, Nest cameras front and back, and a MyQ smart garage door. Additional upgrades include impact glass, whole-house water filtration, 3M solar-treated windows, and A/C in the garage.

Living at The Isles in Lakewood Ranch means a private, gated community with resort-style amenities and an active, easygoing lifestyle. The Pier House Clubhouse features a fitness and wellness studio, resort pool and lap pool with cabanas, tennis and pickleball, a half basketball court, dog park, playground, fishing pier, and walking/biking trails. And when you want to head out, you're right off University Parkway, about 3 miles to Publix, under 6 miles to Waterside Place, 7 miles to UTC Mall, 13 miles to SRQ Airport, and less than 20 miles to Lido Beach.

Come live the good life in this stand-out home located in quiet, private, manicured community in Lakewood Ranch.



**Photos, video & 3D tour available at:
LTG.Homes/8362RedondaLoop**

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The Isles at Lakewood Ranch

- Toll Brothers gated community
- 450 planned single family homes
- West Indies and Coastal Contemporary influence
- Active lifestyle community
- Resort amenities
 - The Pier House Clubhouse
 - Fitness center and Wellness studio
 - Resort-style swimming pool, lap pool and cabanas
 - Tennis and pickleball courts
 - Half basketball court
 - Green space for meditation and lawn games
 - Playground
 - Dog park
 - Fishing pier
 - Walking/biking trails and scenic boardwalk along preserve

Location

- Situated off University Parkway with easy access to major shopping, dining and recreation
- 3.0 miles to Publix at University Corner
- 5.8 miles to Waterside Place
- 7.0 miles to The Mall at University Town Center
- 12.8 miles to Sarasota-Bradenton International Airport (SRQ)
- 18.6 miles to Lido Beach



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Remodels/Improvements

- New landscaping (2025)
- Re-screen entire pool cage (2025)
- Hurricane screen on lanai (2024)
- Painted outdoor shutters, trim and garage (2024)
- Tile roof cleaned (2024)
- A/C mini split in garage (2022)
- Luxury vinyl flooring in all bedrooms (2022)
- New KitchenAid oven and microwave/convection oven (2022)
- Garage ceiling fan (2022)
- New outdoor kitchen (2021)
- New quartz counters in kitchen (2021)
- Primary bedroom closet organizers (2021)
- Mud room with built in desk and shelves (2021)
- Landscape lighting (2021)

Exterior

- Built in 2019
- 0.23-acre lot (9,932 sq. ft.)
- Backs to nature preserve with boardwalk trail
- Irrigation
- Hurricane shutters
- Rain gutters and downspouts
- Tankless hot water heater
- Outdoor cameras
- 3M solar treated windows
- MyQ smart garage access
- Paved driveway



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Interior

- 2,521 sq. ft. A/C | 3,574 sq. ft. total
- 3 bedrooms | 3.5 bathrooms
- Elevated finishes
- High ceilings
- 5 ½ inch baseboards
- Smart thermostat
- Whole house water filtration and softener
- Impact doors and sliders
- Window treatments

Covered Front Entry

- Size: 8'0" x 8'0"
- Paver floor
- 4-panel privacy glass entry door
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Foyer

- Size: 5'11" x 16'0"
- Ceramic tile floor
- Shiplap ceiling and accent walls
- Crystal chandelier

Kitchen

- Size: 18'11" x 11'7"
- Ceramic tile floor
- Recessed ceiling lights
- Double-stacked solid-wood cabinets with soft-close doors and drawers
- Two-toned kitchen with contrasting island cabinets
- Quartz countertops with tile backsplash



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- Stainless steel appliances
 - French-door refrigerator with in-door water/ice dispenser
 - 6-burner gas cooktop with hooded range
 - Built-in convection oven
 - Built-in microwave convection oven
 - Dishwasher
- Eat-in kitchen island
 - Size: 3'11" x 10'0"
 - 3 pendant lights
 - Kohler under-mount single-bowl workstation stainless steel sink with disposal
- In-cabinet trash/recycle center
- Oversized walk-in pantry with built-in organizers and pull-out drawers



Great Room

- Size: 15'0" x 22'8"
- Ceiling height: 12'6"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Tray ceiling with wood slat detailing
- Tile accent wall
- Clerestory windows
- Cornerless sliding glass doors to lanai

Dining Room

- Size: 12'7" x 14' 5"
- Ceramic tile floor
- Tray ceiling with wood slat detailing
- Chandelier

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Powder Room

- Ceramic tile floor
- Half-height shiplap accent wall
- Pedestal sink
- Framed oval mirror and vanity lights



Primary Bedroom

- Size: 13'9" x 17'5"
- Ceiling height: 10'7"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Tray ceiling with crown molding
- Ceiling fan with light
- Shiplap accent wall
- Walk-in closet with built-in wardrobe organizer



Primary Bathroom

- Size: 12'9" x 14'4"
- Ceramic tile floor
- Recessed ceiling lights
- Dual sink vanity with quartz countertop
- Solid-wood cabinets with soft close doors and drawers
- Wall-to-wall framed mirror with vanity lights
- Linen closet
- Water closet
- Walk-in shower
 - Size: 7'7" x 6'0"
 - Tile floor and walls, seated bench, rain shower, handheld body sprayer and glass enclosure



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Bedroom 2

- Size: 14'1" x 13'5"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Dimensional wood panel accent wall
- Standard closet



En Suite Bathroom

- Ceramic tile floor
- Single sink vanity with quartz countertop
- Framed mirror with vanity lights
- Half-height distressed wood accent wall
- Walk-in shower with tile floor, 3D wall tile, toiletry alcove and frameless glass enclosure



Bedroom 3

- Size: 12'8" x 11'9"
- Luxury vinyl plank floor
- Recessed ceiling light
- Ceiling fan with light
- Coffered accent wall
- Standard closet



En Suite Bathroom

- Ceramic tile floor
- Half-height shiplap accent wall
- Single sink vanity with honed quartz countertop
- Framed mirror with vanity lights
- Shower tub with tile walls and toiletry alcove



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Laundry Room

- Size: 8'11" x 9'2"
- Ceramic tile floor
- Recessed ceiling lights
- Shiplap and tile accent walls
- Upper and lower cabinets
- Quartz countertop
- Deep utility sink
- Hanging rod
- Full-size Whirlpool washer and dryer



Mud Room/Garage Hall

- Size: 5'8" x 11'8"
- Ceramic tile floor
- Recessed ceiling lights
- Built-in desk with shelves
- Linen closet



3-Car Garage

- Size: 30'3" x 21'3"
- Ceiling height: 10'4"
- Epoxy floor
- 2 ceiling fans
- Overhead garage storage rack
- A/C mini split



Outdoor Covered Lanai

- Size: 17'3" x 14'0"
- Paver tile floor
- Ceiling fan
- Outdoor Kitchen
 - Marine grade cabinets with granite countertop
 - Artisan 2 burner stove
 - Artisan gas grill with Zephr hood
 - Beverage refrigerator



Heated Pool and Spa

- Pool size: 11'9" x 27'9"
- Salt water chlorination
- Pebbletec finish
- Pentair pool equipment
- Self cleaning
- Pool lights
- Sun-shelf
- Travertine pool deck with raised Trek section and pergola



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