



Don
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C7246438 7088 SADDLE CREEK LN, SARASOTA, FL 34241

Status: Sold

Interior Information



Beds: 3 **Baths:** 3/0 **A/C:** Central Air
Heated Area: 2,510 SqFt **SqFt Source:** Public Records
Property Style: Single Family Residence **Year Built:** 1993
Floor Covering: Carpet, Ceramic Tile, Engineered Hardwood
Utilities: BB/HS Internet Available, Electricity Connected
Heat/Fuel: Central
Interior Feat: Attic, Built in Features, Ceiling Fans(s), Central Vacuum, Eating Space In Kitchen, High Ceiling(s), Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Additional Rooms: Attic, Breakfast Room Separate, Den/Library/Office, Formal Dining Room Separate, Great Room, Inside Utility
Appliances Incl: Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Microwave Hood, Oven, Range, Refrigerator, Washer, Water Softener Owned
Lot Features: Cul-de-sac, In County, Zoned for Horses

Exterior Information

Ext Construction: Block, Stucco **Total Area:** 3,344 **SRoof:** Tile
Description: **Fireplace Y/N:** Yes
Pool: Private **Pool Dimensions:** 14 X 30
Pool Features: Child Safety Fence, Gunite/Concrete, In Ground, Salt Water, Screen Enclosure, Tile **Garage Dim:** 20X22
Garage/Parking Features: Circular Drive, Driveway, Garage Door Opener, Parking Pad
Ext Features: Sliding Doors, Balcony, Fenced, Rain Gutters

Land, Site, and Tax Information

Legal Desc: LOT 129, LESS BEG AT NE COR OF SAID LOT 129 TH S-07-45-41-W 532.39 FT TH N-02-24-43-E 526.56 FT TH N **Zoning:** OUE
Ownership: Fee Simple **Tax Year:** 2017 **Taxes:** \$5,566.00
Homestead: Yes **CDD:** No **Annual CDD Fee:** **Other Exemptions:** No
Tax ID: [0271-01-1290](#)
Add Parcel: No **# of Add Parcels:** **Additional Tax IDs:**
Census Block:00 **Census Tract:**27.13 **Land Lease Fee:**
Lot Dimensions: **Lot Size Acres:** 5.03 **Total Units:**
Total Acreage: 5 to less than 10 **Lot Size SqFt:** 219,225 **Front Exposure:** Northwest
Water Frontage:No **Waterfront Ft:** 0 **Flood Zone:** A
Water Access: Yes-Pond **Water Name:**
Water View: Yes-Pond **Water Extras:** No

Community Information

Legal Subdivision Name: SADDLE CREEK
HOA / Comm Assn: Yes **HOA Fee:** \$700.00 **HOA Pmt Sched:** Annually **Mo Maint\$(add HOA):**

Public Remarks

EQUESTRIAN 5 ACRE POOL HOME ESTATE, SARASOTA'S SADDLE CREEK, 3/3/2 PLUS 2 CAR CARPORT, CIRCULAR DRIVE, POND, HORSE STABLES, WORKSHOP, LUSH OAK HAMMOCK SETTING, FLORIDA AT IT'S BEST. FORMAL DINING ROOM, DEN, INSIDE LAUNDRY, BEAUTIFUL NEW ENGINEERED HARDWOOD FLOORING IN MASTER, DINING ROOM, DEN AND GREAT ROOM. KITCHEN HAS WALK-IN PANTRY, SOLID SURFACE, WOOD CABINETS, STAINLESS STEEL APPLIANCES, OVERSIZED 5 BURNER STOVE WITH WARMER OVEN. MASTER BEDROOM, LIVING AND BREAKFAST NOOK OPEN WITH POCKET SLIDERS TO GORGEOUS POOL AREA. BEDROOM 3 HAS CONNECTING FULL BATH WITH POOL ACCESS. POOL IS 3 - 7 FT DEEP FOR THAT EARLY MORNING SWIM, COMPLETE WITH SPA. WOOD DECK OFF SALT WATER POOL LEADS TO WORKSHOP, TACK ROOM AND HORSE STABLES. PROPERTY IS FENCED AND CROSS FENCED. POND OUT FRONT COMPLETE WITH BENCH, FOLIAGE AND HAMMOCK FOR THAT PARADISE LIFESTYLE. 26 MILES OF BEAUTIFUL HORSE TRAILS RUN DIRECTLY BEHIND YOUR PROPERTY. Pool Pump, water heater and carpeting 2 years old; roof, appliances, a/c and wood flooring 2009. Pool reconditioned 1 year ago. Close to I-75 & WORLD RENOWN WHITE SAND BEACHES

List/Sale Information

Status: Sold **Original Price:** \$564,900 **Listing Date:** 12/05/2017
ADOM: 14 **List Price:** \$564,900 **Sale Contract Date:** 12/19/2017
CDOM: 14 **Sold Price:** \$555,000 **Close Date:** 01/30/2018
Listing Type: Exclusive Right To Sell **Price Change Date:** **Seller Credit:** \$0.00
LP/SqFt: \$225.06 **Special Sale Provision:** None

SP/SqFt: \$221.12

SP/LP Ratio: 98.25

Realtor Information

List Agent: [Melody Wheat](#)

List Agent E-mail: Melody@WheatRealty.com

Office: [Wheat Realty, Inc](#)

Sale Contract Date: 12/19/2017 **Days to Cont:** 14

Exp Clsg Date: 01/30/2018

Selling Agent: [Don Lewis](#)

Terms: Conventional

Driving Directions: I-75 AND CLARK ROAD/SR 72 EAST ABOUT 3.5 MILES TO LEFT AT SADDLE CREEK SUBDIVISION. 3RD LEFT IS SADDLE CREEK CIRCLE, THEN 3RD LEFT IS SADDLE CREEK LANE TO CUL-DE-SAC, PROPERTY IS ON THE RIGHT

Realtor Remarks: PLEASE USE SHOW BUTTON AND APPOINTMENT MUST BE CONFIRMED PRIOR TO SHOWING. OLDER DOG, JAKE IN GARAGE, FRIENDLY BUT OWNER MUST BE NOTIFIED OF APPOINTMENT. EASY TO SHOW Pool Pump and water heater and carpeting 2 years old, roof, appliances, a/c and wood flooring 2009. Pool reconditioned 1 year ago. Wired Electrical Panel for house generator, no generator included, Pool heater not in working order.

Sold Remarks:

List Agent ID: 274501122

Office ID: 274500647

List Agent Direct: 941-206-7777

List Agent Cell:

List Agent Fax:

Office Fax:

Office Phone: 941-206-7777

Office: [RE/MAX ALLIANCE GROUP](#)