

11719 WINDING WOODS WAY

LAKWOOD RANCH, FL 34202

\$599,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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LIVE ON VACATION NOW in this BRIGHT, SPACIOUS home perfectly positioned on a large corner lot, between two cul-de-sacs, offering minimal traffic, and a QUIET, PEACEFUL SETTING. Fantastic curb appeal greets you with MANICURED LANDSCAPING and a REDESIGNED DECORATIVE DRIVEWAY, followed by the numerous updates already completed for your peace of mind. **NEW ROOF (2021) **NEW A/C (2024) **NEW DISHWASHER (2025) **BRAND NEW ENERGY EFFICIENT POOL PUMP just installed **NEW SALT CELL for the pool pavers resealed on the pool deck. **NEW GARAGE DOOR SPRINGS and bolts (2025) Inside, the open split-bedroom floor plan delivers both comfortable flow and privacy.

Cooling: Central A/C,
Garage Count: 2 Car Garage,
Pool Description: Pool,
Sewer: Public,
Water: City Water

\$599,900



The primary suite is thoughtfully separated from the secondary bedrooms, while the fourth bedroom and bath are ideally situated to function as a private guest suite or perhaps a dedicated office space. Step outside where the lanai and pool are truly the highlights. A large sparkling pool anchors the space, surrounded by an expansive lanai AND A FENCED-IN YARD. Covered seating provides shade and comfort for relaxing outdoors and is pre-wired for a spa! Whether entertaining or unwinding, this outdoor space feels both inviting and private. Bright interiors, smart updates, and a flexible layout make this home ready for its next chapter. Nestled in Summerfield, this home offers unparalleled access to walking and biking trails, Heron's Nest Nature Preserve, and the vibrant Summerfield Park. Enjoy top-notch community amenities, including Tennis & Pickleball Courts, Baseball & Soccer Fields, Dog Parks & Playgrounds, and a Community Pavilion for cookouts. With an incredibly LOW HOA OF \$102 A YEAR, you'll enjoy all the benefits of living in Lakewood Ranch, the #1 Master-Planned Community in the USA! Conveniently located near I-75, top-rated schools, world-class dining, shopping, and entertainment, plus just 30 minutes to Sarasota's world-famous beaches.



Don't miss the opportunity to make this beautiful home yours and LIVE ON VACATION NOW!



