

11826 BROOKSIDE DR

11826 BROOKSIDE DR, BRADENTON, FL 34211

\$499,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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34211

Under contract-accepting backup offers. Welcome to an inviting 3 bedroom, 2 bath home in Harmony at Lakewood Ranch with peaceful water and preserve views, a covered and extended screened lanai, and added privacy screens that create a truly serene outdoor retreat. Thoughtful stone landscaping, potted greenery, and a fenced backyard enhance the outdoor setting, while a roof just 1.5 years old adds valuable peace of mind.

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

\$499,000



Inside, quartz countertops run throughout the home, and the kitchen stands out with stainless Samsung appliances, a top of the line induction cooktop with Flex Duo convection oven, a herringbone ceramic tile backsplash, a large single bowl under mount sink, dimmable under cabinet lighting, dual tone cabinetry with wood trim, and a spacious walk in pantry with an 8 foot frosted glass door. Additional upgrades include whole home water filtration and softening system, wood look plank tile floors, 9 foot ceilings, 8 foot doors, a 10 foot entry ceiling, tray ceiling in the primary suite, floor to ceiling tile in the showers, upgraded lighting and fans, floor to ceiling drapes, a flexible front room ideal for an office, dining room, playroom, or possible 4th bedroom conversion, plus a fenced backyard, rain gutters, and smart home features that convey. Harmony residents enjoy a community pool, fitness center, clubhouse, playground, walking trails, sidewalks, recreation facilities, lawn maintenance, irrigation with reclaimed water, and a centrally located setting close to shopping, dining, UTC, Waterside Place, downtown Sarasota, Sarasota Bradenton International Airport, and Gulf Coast beaches.



