

13507 MESSINA LOOP UNIT 103

13507 MESSINA LOOP, BRADENTON, FL 34211

\$489,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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34211

Under contract-accepting backup offers. This Gorgeous Golf coach home in desirable Esplanade features 3 bedrooms, 2 and a half baths with a luxurious open second floor plan with vaulted ceilings and an oversized attached garage. Large 24x24 tile, quartz countertops, quality 42-inch natural wood cabinets, beverage center and tray ceilings are just some of the fine finishes you will find throughout. The focal points of the vast great room is the wall of built ins with fireplace and the wide privacy nature views and glimpses of the golf course. This split bedroom plan provides privacy with two additional bedrooms and full bathrooms offering plenty of flexible space.

Garage Count: 1 Car Garage,
Sewer: Public,
Cooling: Central A/C,
Water: City Water

\$489,000



An attached garage and IMPACT glass sliders and windows make living in this home convenient and easy. Other upgrades & features: new HVAC system 8-2024, carpet in 2025, new screen on balcony, upgraded light fixtures & cabinet hardware and overhead storage in garage. This home is a Golf deeded home & Personal golf carts are allowed on the course. Living in Esplanade is like being on vacation every day. The community is built around healthy living and living well with unlimited exercise and social options. Esplanade offers a wide array of amenities and activities such as an 18-hole championship golf course, 3 resort pools, hot tubs, resistance pool, pickleball, tennis, bocce ball, two fitness centers, exercise classes, two dog parks, playground, firepit, spa/salon, an on-site lifestyle director, social events, and various clubs. The state-of-the-art Culinary Center offers residents several dining options such as the Barrel House Bistro, Bahama Bar, as well as catering services, wine tastings, and special events. Esplanade is located in the heart of Lakewood Ranch, close to I-75, Lakewood Ranch Main St., University Town Center, Sarasota Polo Club, shopping, dining, entertainment, hospitals, cultural attractions, boating, parks, and Florida's famous sandy beaches.



