

# \$1,175,000 - 7240 Whittlebury Trail, BRADENTON

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MLS® #A4628645

**\$1,175,000**

3 Bedroom, 3.00 Bathroom, 2,408 sqft

Residential on 0.20 Acres

COUNTRY CLUB EAST AT LAKEWD RNCH  
VV1, BRADENTON, FL

One or more photo(s) has been virtually staged. Welcome To Your New Home For The Holidays! Here is our gift to you. The price was just reduced Fifty Thousand! This voluminous Open Floor plan directly overlooks a calm and serene setting and it is most certainly all about the panoramic views of the beautiful Lake and Preserve! You will enjoy soaking in the calmness and peacefulness from your custom-designed pool and spa, knowing that the Ritz Carlton Golf Course is tucked away behind the trees. Picture yourself sipping your morning coffee watching the variety of lovely birds or enjoy twilight libations watching the breathtaking evening sunsets from your spacious enclosed paved lanai. This is the quality of life youâ€™ve been dreaming about and deserve! This spacious and bright home was a former Award-Winning Montecito model offering a Great Room Floor plan boasting detailed ceilings, three large bedrooms, three spa-like baths plus a den, office or flexible space. Hardwood Floors seamlessly flow into all the main rooms including the office as well as into the huge ensuite Primary Bedroom and dual closets. The secondary bedroom also has an ensuite bathroom and the third bedroom is directly across from the inviting tub-shower bathroom. This outstanding concept plan enables you and your company to gather around the large open kitchen complete with stainless appliances and a huge center island with stunning countertops, farmhouse sink and



gorgeous designer backsplash. An additional coffee or wine bar complements the amenities with plenty of cabinetry and storage.

There's new lighting throughout this home as well as it is totally move-in-ready for you to enjoy! Did I mention the large, 3 car garage, storm shutters and child-safety pool fence? Being behind the gates of Country Club East, you will definitely enjoy the numerous amenities including a massive Retreat with Resort Style Pool, splash pad, fitness area, gathering room with catering Kitchen as well as an outdoor grilling area. Residents benefit from an additional Meeting Room with Pool as well as there are additional neighborhood pools. There are miles and miles to walk, bike or ride in your Golf Cart through the manicured neighborhoods of this Golf Course Community.

You have the option and opportunity to become a member of the Lakewood Ranch Golf and Country Club with access to four updated golf courses, three clubhouses and restaurants, fitness center with state-of-the-art equipment, two beautiful pools, plus numerous Tennis and Pickleball Courts. Outside of the gates, there is world-class shopping at the University Town Center. Lakewood Ranch Hospital is minutes away with numerous Professional Offices and Businesses.

Waterside and Lakewood Ranch Main Street provide shopping and restaurants galore to appeal to your culinary delights. You will be about twenty minutes to Sarasota Manatee International Airport, and in another few minutes you have access to the pristine light, powdery sandy Beaches along the Gulf of Mexico. Lakewood Ranch is strategically positioned between Sarasota Downtown and Bradenton Downtown, located minutes from major roadways and I-75. A quick closing is possible to begin enjoying this peaceful home in paradise!

Built in 2018

## Essential Information

|                |                            |
|----------------|----------------------------|
| MLS® #         | A4628645                   |
| Price          | \$1,175,000                |
| Sold Price     | \$1,075,000                |
| Sold Date      | January 8th, 2025          |
| Bedrooms       | 3                          |
| Bathrooms      | 3.00                       |
| Full Baths     | 3                          |
| Square Footage | 2,408                      |
| Acres          | 0.20                       |
| Year Built     | 2018                       |
| Type           | Residential                |
| Sub-Type       | Single Family Residence    |
| Style          | Mediterranean, Traditional |
| Status         | Sold                       |

## Community Information

|             |                                       |
|-------------|---------------------------------------|
| Address     | 7240 Whittlebury Trail                |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch |
| Subdivision | COUNTRY CLUB EAST AT LAKEWD RNCH VV1  |
| City        | BRADENTON                             |
| County      | Manatee                               |
| State       | FL                                    |
| Zip Code    | 34202-2127                            |

## Amenities

|               |                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Clubhouse, Fence Restrictions, Fitness Center, Gated, Maintenance, Park, Playground, Pool, Recreation Facilities, Security, Spa/Hot Tub |
| Parking       | Garage Door Opener, Off Street                                                                                                          |
| # of Garages  | 3                                                                                                                                       |
| View          | Pool, Trees/Woods, Water                                                                                                                |
| Is Waterfront | Yes                                                                                                                                     |
| Waterfront    | Lake, Waterfront                                                                                                                        |
| Has Pool      | Yes                                                                                                                                     |

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Coffered Ceiling(s), Dry Bar, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Surface |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|              | Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments                                     |
| Appliances   | Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Freezer, Gas Water Heater, Ice Maker, Microwave, Range Hood, Refrigerator, Washer |
| Heating      | Central, Electric, Natural Gas, Heat Pump                                                                                                           |
| Cooling      | Central Air                                                                                                                                         |
| # of Stories | 1                                                                                                                                                   |

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Hurricane Shutters, Irrigation System, Outdoor Grill, Rain Gutters, Sidewalk, Sliding Doors, Sprinkler Metered |
| Lot Description   | In County, Landscaped, Near Golf Course, Sidewalk, Unincorporated                                              |
| Roof              | Tile                                                                                                           |
| Foundation        | Block, Slab                                                                                                    |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 29th, 2024 |
| Days on Market | 310                 |
| Zoning         | PDMU/A              |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER REALTY |
|----------------|------------------------|

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Listing information last updated on November 4th, 2025 at 6:24am EST