

\$975,000 - 22605 Night Heron Way, BRADENTON

MLS® #A4629519

\$975,000

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Residential on 1.28 Acres

PRESERVE AT PANTHER RIDGE PH III,
BRADENTON, FL

Are you drawn to the lifestyle of Lakewood Ranch but dream of a distinctive home on sprawling acreage with stunning lake views? If generic homes on small lots donâ€™t appeal to you, this Mediterranean-inspired custom home offers spaciousness, serenity and privacy yet easy access to the shops, restaurants and sports facilities of Lakewood Ranch. Built by Cahill Custom Homes, the open-concept layout with crown mouldings throughout is a perfect blend of luxury and functionality. The Great Room features 12-foot ceilings, custom Built-Ins, and sliding glass doors, creating a wonderful indoor/outdoor lifestyle. A custom Office with cherry wood floors, floor-to-ceiling display shelves, and French Doors adds elegance. The Split-Bedroom plan enhances privacy and maximizes serene lake and preserve vistas. The Primary Suite serves as a sanctuary with high ceilings, private pool access, and an Ensuite Bathroom with Roman shower, double bowl vanity, quartz counters, and dual walk-in closets. Nestled on the other side of the home are two additional Bedrooms, each with Ensuite Bathrooms including one that provides direct access from the pool. The Chefâ€™s Kitchen boasts 42-inch wood cabinets, granite counters, a center island, double ovens, a wine cooler, and ample lighting. With both formal and casual Dining areas, this home is perfect for family get-togethers or entertaining friends while enjoying tranquil views. The



exterior impresses with a premium barrel tile roof, radiant barrier insulation, a gorgeous Pool and Spa, and a \$43,000 Mansard-style panoramic Pool Cage with "No-See-Um" screens showcasing sunrises over the lake. The easterly facing lanai provides sunny mornings, shaded afternoons, and access to the pristine lake and preserve. Additional features include a three-car Garage with epoxy flooring, insulated doors, keyless entry, attic storage, and extended driveway. The home also includes a two-zone HVAC system (new in December 2023), propane gas for heating the spa, a seven-zone sprinkler system, intercom/security systems, and professional landscaping. Located in the exclusive "Preserve at Panther Ridge," this Deed-Restricted Community offers catch-and-release fishing, walking trails, parks, tennis and basketball courts, outdoor fitness stations, a playground, and picnic pavilion. With an annual HOA fee of \$1533 (this includes internet and CATV), no CDD fees, and no flood insurance required, it provides exceptional value. Each of the 257 homesites includes a minimum lot size of 1+ acres, ensuring privacy and individuality. Furniture and furnishings are available under a separate bill of sale, making this home move-in ready.

Built in 2005

Essential Information

MLS® #	A4629519
Price	\$975,000
Sold Price	\$930,000
Sold Date	March 21st, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,700
Acres	1.28

Year Built	2005
Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

Community Information

Address	22605 Night Heron Way
Area	Bradenton/Lakewood Ranch/Lakewood Rch
Subdivision	PRESERVE AT PANTHER RIDGE PH III
City	BRADENTON
County	Manatee
State	FL
Zip Code	34202-6330

Amenities

Amenities	Basketball Court, Cable TV, Park, Playground, Recreation Facilities, Tennis Court(s), Vehicle Restrictions
Parking	Covered, Driveway, Garage Door Opener, Garage Faces Side, Ground Level, Guest, Off Street, On Street, Oversized, Parking Pad
# of Garages	3
View	Park/Greenbelt, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Refrigerator, Washer, Water Filtration System, Water Softener, Wine Refrigerator
Heating	Central, Electric, Exhaust Fan, Propane
Cooling	Central Air

Exterior

Exterior Features	Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk,
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	Sliding Doors
Lot Description	Conservation Area, In County, Landscaped, Level, Near Golf Course, Oversized Lot, Private, Sidewalk
Roof	Tile
Foundation	Slab

School Information

Elementary	Robert E Willis Elementary
Middle	Nolan Middle
High	Lakewood Ranch High

Additional Information

Date Listed	November 29th, 2024
Days on Market	273
Zoning	PDA

Listing Details

Listing Office	COLDWELL BANKER REALTY
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