

\$809,000 - 12785 Fontana Loop, BRADENTON

MLS® #A4636911

\$809,000

3 Bedroom, 3.00 Bathroom, 2,275 sqft

Residential on 0.22 Acres

ESPLANADE GOLF AND COUNTRY CLUB,
BRADENTON, FL

Welcome to your dream waterfront home, perfectly positioned on a corner lot with stunning south-facing views. This meticulously maintained Lazio three bedroom, three bath floor plan offers elegance, comfort, and modern convenience. Enter through the custom leaded beveled glass door into a home that radiates sophistication. The heart of the home is the gourmet kitchen, featuring cream cabinets, granite countertops, undermount lighting, and a custom-built pantry. A recently purchased refrigerator (5/28/24) adds to its appeal.

The spacious great room boasts tray ceilings, recessed lighting, surround sound speakers, and a large bank of sliding doors that seamlessly connect indoor and outdoor living. Crown molding and ceiling fans add a touch of luxury throughout. Retreat to the luxurious primary suite, complete with tray ceilings, a spa-like walk-in shower, dual sinks with granite countertops, and a large 10x10 custom closet. Two additional bedrooms offer privacy and comfort, one with an ensuite bath and custom closets, and the other with a separate bath featuring a tub/shower combo. The home also includes a private office with pocket doors.

The extended covered lanai is an entertainer's paradise, featuring an outdoor kitchen with a built-in grill. This home is equipped with a whole-house security system, Storm Smart hurricane shades, accordion shutters, and house gutters for



added peace of mind. Additional features include an LG washer and dryer on pedestals, a central vacuum system, plantation shutters, and an extended garage. The exterior was freshly painted in 2018.

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, two 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 plus a Tiki bar. The state-of-the-art Culinary Center offers residents several dining options such as the Barrel House 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.

Built in 2013

Essential Information

MLS® #	A4636911
Price	\$809,000
Sold Price	\$730,000
Sold Date	May 28th, 2025
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,275
Acres	0.22
Year Built	2013

Type	Residential
Sub-Type	Single Family Residence
Style	Mediterranean
Status	Sold

Community Information

Address	12785 Fontana Loop
Area	Bradenton/Lakewood Ranch Area
Subdivision	ESPLANADE GOLF AND COUNTRY CLUB
City	BRADENTON
County	Manatee
State	FL
Zip Code	34211

Amenities

Amenities	Clubhouse, Fence Restrictions, Fitness Center, Gated, Golf Course, Optional Additional Fees, Park, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s), Vehicle Restrictions
Parking	Curb Parking, Garage Door Opener, Oversized
# of Garages	2
View	Water
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, Open Floorplan, Split Bedroom, Stone Counters, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Exhaust Fan, Gas Water Heater, Microwave, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Outdoor Kitchen, Hurricane Shutters, Irrigation System, Outdoor Grill, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	Sidewalk, In County, Level, Near Golf Course, Landscaped
Roof	Tile
Foundation	Slab

School Information

Elementary	Gullett Elementary
Middle	Dr Mona Jain Middle
High	Lakewood Ranch High

Additional Information

Date Listed	January 31st, 2025
Days on Market	210
Zoning	RESI

Listing Details

Listing Office	COLDWELL BANKER REALTY
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