

# **\$1,100,000 - 23202 Night Heron Way, BRADENTON**

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MLS® #TB8300597

**\$1,100,000**

4 Bedroom, 4.00 Bathroom, 4,273 sqft

Residential on 1.13 Acres

PRESERVE AT PANTHER RIDGE PH IV,  
BRADENTON, FL

Welcome to a stunning 4,273 sq. ft. custom home by Mark Cahill, exuding timeless French Country charm. Nestled on a premium pond-view lot adjacent to a serene 40-acre preserve, this residence is located in the prestigious Panther Ridge community. Exceptional value is evident in this unique estate, which offers unparalleled features and cannot be replicated at this price. This spacious home boasts 4 bedrooms, one being a versatile bonus room above the garage, which can serve as a 5th bedroom with space for a closet or additional storage. The gourmet kitchen is a culinary dream, featuring elegant maple cabinets, a newer stainless steel refrigerator, granite countertops, and a convenient center island. The expansive family room, complete with a cozy fireplace, offers breathtaking views of the pool and the tranquil preserve beyond, making it perfect for both relaxation and entertaining. Luxury abounds with plantation shutters, rich wood floors, crown molding, and French doors. The newly updated master bathroom and newly installed engineered hardwood flooring throughout the upstairs enhance the home's appeal. The Preserve, one of the sought-after neighborhoods in Panther Ridge, offers large acre-plus home sites, top-rated schools, and easy access to Sarasota's cultural attractions, dining, shopping, and the Gulf Coast's recreational pleasures, including beaches, boating, and golf.



Recent updates include: AC in the primary bedroom (March 2022), AC above the garage (November 2020), upstairs AC (June 2020), roof (June 2020), R/O unit (November 2022), and water softener (November 2022).

Experience the pinnacle of Florida living in this remarkable home.

Built in 2003

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8300597               |
| Price          | \$1,100,000             |
| Sold Price     | \$1,000,000             |
| Sold Date      | February 7th, 2025      |
| Bedrooms       | 4                       |
| Bathrooms      | 4.00                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 4,273                   |
| Acres          | 1.13                    |
| Year Built     | 2003                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Style          | Custom                  |
| Status         | Sold                    |

**Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | 23202 Night Heron Way                 |
| Area        | Bradenton/Lakewood Ranch/Lakewood Rch |
| Subdivision | PRESERVE AT PANTHER RIDGE PH IV       |
| City        | BRADENTON                             |
| County      | Manatee                               |
| State       | FL                                    |
| Zip Code    | 34202-6367                            |

**Amenities**

|              |                                      |
|--------------|--------------------------------------|
| Amenities    | Park, Playground, Tennis Court(s)    |
| Parking      | Garage Door Opener, Guest, Oversized |
| # of Garages | 3                                    |
| View         | Trees/Woods                          |
| Has Pool     | Yes                                  |

## Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Stone Counters, Walk-In Closet(s) |
| Appliances        | Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer, Water Filtration System                                              |
| Heating           | Central                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| Fireplaces        | Gas                                                                                                                                                              |
| # of Stories      | 2                                                                                                                                                                |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | French Doors, Irrigation System, Outdoor Shower, Rain Gutters, Sidewalk |
| Lot Description   | Conservation Area, In County, Landscaped, Oversized Lot, Sidewalk       |
| Roof              | Shingle                                                                 |
| Foundation        | Slab                                                                    |

## School Information

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

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2024 |
| Days on Market | 217                  |
| Zoning         | PDA                  |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | SIGNATURE REALTY ASSOCIATES |
|----------------|-----------------------------|

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Listing information last updated on November 1st, 2025 at 10:11am EDT