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N6140738 2751 LAVANDULA CT, NORTH PORT, FL 34289



County: Sarasota
Property Style: Single Family Residence
Subdiv: WOODLANDS
Subdiv/Condo:
Beds: 3, **Baths:** 2/0
Pool: Community
Garage: Yes **Attch:** Yes **Spcls:** 2
Home Warranty Y/N:
New Construction: No
Total Annual Assoc Fees: 5,296.00
Average Monthly Fees: 441.33

Status: Active
List Price: \$409,900
LP/SqFt: \$277.90
Year Built: 2022
ADOM: 69 **CDOM:** 69
Heated Area: 1,475 SqFt / 137 SqM
Total Area: 2,309 SqFt / 215 SqM
Total Acreage: 0 to less than 1/4
Lot Features:
Flood Zone Code: X

Welcome to Cypress Falls at the Woodlands, an exclusive 55+ gated community in North Port. This immaculately maintained, 2-year-old FURNISHED home is move-in ready and located outside of a flood zone. Conveniently located near shopping, dining, and I-75, the home features a modern 3-bedroom, 2-bathroom open-concept layout with numerous upgrades. The kitchen includes quartz countertops, upgraded appliances, custom soft-close cabinets and drawers, a large center island with extra storage, a premium sink and faucet, and new pendant lighting. Luxury vinyl flooring is featured in the main living area and the 3rd bedroom. Additional upgrades include custom plantation shutters, updated light fixtures, an exterior cooking exhaust fan, and ceiling fans in all bedrooms and the living room. The living room, primary bedroom, and 3rd bedroom (currently used as an office) are pre-wired with Cable/Ethernet and connect to a dedicated modem enclosure in the laundry room. The extended screened lanai offers a pull-down privacy screen and peaceful views with no neighbors directly in front or behind. The extended 2-car garage provides extra storage and attic access. A slate tile roof and stone-accented exterior enhance curb appeal. Cypress Falls offers resort-style amenities, including three community pools (large pool, spa, and resistance pool), pickleball and tennis courts, a bocce ball area, and tree-lined walking paths. The community center provides a fitness room, ballroom, kitchen, reading room, and crafts area. An activities director ensures a full calendar of events, and 24/7 security cameras support peace of mind. Don't miss this opportunity to own a beautiful home in a quiet, highly desirable gated community. Most furnishings convey. Schedule your tour today!

Land, Site, and Tax Information

Legal Desc: LOT 3, CYPRESS FALLS PHASE 2E, PB 55 PG 120-133

SE/TP/RG: 18-39-22

Subdivision #:

Between US 1 & River:

Tax ID: [1115080003](#)

Taxes: \$6,000

Homestead: Yes

CDD: Yes

AG Exemption YN:

Alt Key/Folio #: 1115080003

Ownership: Fee Simple

SW Subd Condo#:

Zoning: PCDN

Future Land Use:

No Drive Beach:

Zoning Comp:

Tax Year: 2024

Annual CDD Fee: 931

Development:

Block/Parcel:

Book/Page: 55-120-133

Front Exposure: East

Lot #: 3

Other Exemptions:

Subdiv/Condo:

Bldg Name/#:

Total # of Floors:

Land Lease Y/N: No

Lot Dimensions:

Land Lease Fee:

Complex/Comm Name:

SW Subd Name: Cypress Falls

Flood Zone Date: 11/04/2016

Floor #:

Census Block:

Planned Unit Dev:

Census Tract: 27.48

Lot Size Acres: 0.12

Lot Size: 5,250 SqFt / 488 SqM

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Utilities: BB/HS Internet Available, Cable Available, Cable Connected, Electricity Available, Electricity Connected, Fiber Optics, Fire Hydrant, Phone Available, Public, Sewer Connected, Street Lights, Underground Utilities, Water Connected

Sewer: Public Sewer

Water: None

Fireplace: No

Heated Area Source: Public Records

Total Area Source: Public Records

Appliances Incl: Built-In Oven, Dishwasher, Disposal, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer

Flooring Covering: Carpet, Ceramic Tile

Interior Feat: Ceiling Fan(s), High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Walk-In Closet(s), Window Treatments

of Wells:

of Septics:

Room Type	Level	Approx Dim	Flooring	Closet Type	Features
Living Room	First		Luxury Vinyl		Ceiling Fan(s)
Dining Room	First		Luxury Vinyl		
Kitchen	First	16x13	Luxury Vinyl		Kitchen Island, Pantry, Stone Counters
Primary Bedroom	First	12x14	Carpet	Walk-in Closet	Ceiling Fan(s)
Primary Bathroom	First		Ceramic Tile		Stone Counters
Bedroom 1	First	10x10	Carpet	Built-in Closet	Ceiling Fan(s)
Bathroom 2	First	8x5	Ceramic Tile		Exhaust Fan, Single Vanity, Tub With Shower
Bedroom 2	First	8x8	Carpet	Built-in Closet	Ceiling Fan(s)
Laundry	First		Ceramic Tile		

Exterior Information

Ext Construction: Concrete, Stucco

Assigned Spcls:

Roof: Tile

Foundation: Slab

Property Description:

Ext Features: Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk

Pool: Community

Road Surface Type: Asphalt

Garage Dim: , **Attached Garage Y/N:**Yes

Property Attached:

Architectural Style:

Pool Dimensions:

Green Features

Green Energy Generation:

Green Energy Generation Y/N: No

Community Information

Community Features: Buyer Approval Required, Clubhouse, Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Gated Community - No Guard, Golf Carts OK, Park, Pool, Sidewalk, Tennis Court(s)

Fee Includes: Cable TV, Common Area Taxes, Community Pool, Maintenance Grounds, Pool Maintenance, Private Road, Recreational Facilities

HOA / Comm Assn: Yes

HOA Fee: \$1,247.00 / Required

HOA Pmt Sched: Quarterly

Mo Maint\$(add HOA):

Monthly HOA Amount: \$416

Other Fee:

Housing for Older Per: Yes

Pet Size:

of Pets: 2

Elementary School: Toledo Blade Elementary

Middle School: Woodland Middle School

High School: North Port High School

Association Approval Required: No

Lease Restrictions: No

Association/Manager Name:Rosemarie "Rosie" Reece, LCAM

Association Email:customerservice@accessdifference.com

Master Assn/Name:Yes / Cypress Falls

Years of Ownership Prior to Leasing Required: No

Number of Ownership Years Prior to Lease: 0

Association/Manager Contact Phone:941-426-9090

Association URL:cypressfallsatthewoodlands.com

Master Assn Fee:\$308.00 / Annual**Master Assn Ph:**

Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private.

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