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**N6140738 2751 LAVANDULA CT, NORTH PORT, FL 34289**



**County:** Sarasota  
**Subdiv:** WOODLANDS  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0  
**Pool:** Community  
**Property Style:** Single Family Residence  
**Lot Features:**  
**Total Acreage:** 0 to less than 1/4  
**Minimum Lease Period:** 6 Months  
**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Garage/Parking Features:**  
**Assigned Spcs:**  
**New Construction:** No  
**Property Condition:**  
**LP/SqFt:** \$263.73  
**Home Warranty Y/N:**  
**Flood Zone Code:**X  
**Total Annual Assoc Fees:**5,296.00  
**Average Monthly Fees:**441.33

**Status:** Active  
**List Price:** \$389,000  
**Year Built:** 2022  
**Special Sale:** None  
**ADOM:** 94  
**CDOM:** 94  
**Pets:** Yes  
**Max Times per Yr:**  
**Carport:** No **Spcs:**  
**Permit Number:**  
**Proj Comp Date:**  
**Heated Area:**1,475 SqFt / 137 SqM  
**Total Area:** 2,309 SqFt / 215 SqM

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 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!

Recent: **12/29/2025 : DECR : \$409,900->\$389,000**

**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  
**Add Parcel:** No **# of Parcels:**  
**Ownership:** Fee Simple  
**SW Subd Condo#:**  
**Development:**  
**Flood Zone:** X  
**Floors in Unit/Home:** One  
**Bldg Name/#:**  
**Book/Page:** 55-120-133  
**MH Make:**  
**Land Lease Y/N:** No **Land Lease Fee:**  
**Planned Unit Dev:**  
**Lot Dimensions:**  
**Existing Lease/Tenant:** No  
**Days Notice To Tenant If Not Renewing:**  
**Water Frontage:**No

**Zoning:** PCDN  
**Future Land Use:**  
**No Drive Beach:**  
**Zoning Comp:**  
**Tax Year:** 2024  
**Annual CDD Fee:** 931  
**Block/Parcel:**  
**Front Exposure:** East  
**Lot #:** 3  
**Other Exemptions:**  
**Additional Tax IDs:**  
**Complex/Comm Name:**  
**SW Subd Name:** Cypress Falls  
**Flood Zone Date:** 11/04/2016 **Flood Zone Panel:** 12115C0384F  
**Floor #:**  
**Total # of Floors:**  
**Census Block:**  
**MH Model:**  
**Census Tract:** 27.48  
**MH Width:**  
**Lot Size Acres:** 0.12 **Lot Size:** 5,250 SqFt / 488 SqM  
**Monthly Rental Amount:**  
**Month To Month Or Weekly Y/N:**  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Water Access:** No  
**Water View:** No  
**Addl Water Info:**

**Interior Information**

**A/C:** Central Air  
**Heat/Fuel:** Central, Electric  
**Heated Area Source:**Public Records  
**Laundry Features:** Inside, Laundry Room  
**Fireplace:** No  
**Accessibility Features:**  
**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  
**Water:** None  
**# of Wells:**  
**Flooring Covering:** Carpet, Ceramic Tile  
**Security Feat:**  
**Total Area Source:** Public Records  
**Window Features:**  
**Furnishings:**  
**Sewer:** Public Sewer  
**# of Septics:**

**Additional Rooms:**

**Interior Feat:** Ceiling Fans(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

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

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**

**Other Structures:**

**Ext Construction:** Concrete, Stucco

**Roof:** Tile

**Foundation:** Slab

**Property Attached Y/N:**

**Garage Dim:**

**Property Description:**

**Architectural Style:**

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

**Other Equipment:**

**Patio And Porch Features:**

**Pool:** Community

**Pool Dimensions:**

**Spa and Features:**

**Pool Features:**

**Vegetation:**

**View:**

**Farm Type:**

**Barn Features:**

**Horse Amenities:**

**Fencing:**

**# of Stalls:**

**# Paddocks/Pastures:**

**Road Surface Type:** Asphalt

**Road Responsibility:**

**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

**Association Amenities:** Clubhouse, Fitness Center, Gated, Maintenance, Park, Pickleball Court(s), Playground, Racquet Ball, Tennis Court(s)

**HOA / Comm Assn:** Yes

**HOA Fee:** \$1,247

**HOA Pmt Sched:** Quarterly

**Mo Maint\$(add HOA):**

**Master Assn/Name:** Yes / Cypress Falls

**Master Assn Fee:**\$308.00 / Annually

**Master Assn Ph:**

**Monthly HOA Amount:** \$416

**Other Fee:**

**Condo Fee:**

**Monthly Condo Fee:**

**Housing for Older Per:** Yes

**Affidavit:**

**Expire/Renewal Date:**

**FCHR Website Y/N:**

**# of Pets:** 2

**Pet Size:**

**Elementary School:** [Toledo Blade Elementary](#)

**Middle School:** [Woodland Middle School](#) **High School:** [North Port High](#)

**Can Property be Leased:** Yes

**Building Elevator Y/N:**

**Association Approval Required:** No

**Years of Ownership Prior to Leasing Required:** No

**Lease Restrictions:** No

**Number of Ownership Years Prior to Lease:** 0

**Minimum Lease Period:** 6 Months

**Additional Lease Restrictions:**

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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