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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 **Attach:** 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 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!

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 Y/N:

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

Water Access: No

Water View: No

Addtl Water Info:

Zoning: PCDN

Future Land Use:

Block/Parcel:

No Drive Beach:

Zoning Comp:

Front Exposure: East

Tax Year: 2024

Lot #: 3

Annual CDD Fee: 931

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:

Census Tract: 27.48

MH Model:

MH Width:

Lot Size Acres: 0.12

Lot Size: 5,250 SqFt / 488 SqM

Monthly Rental Amount:

End Date of Lease:

Month To Month Or Weekly Y/N:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Central Air

Flooring Covering: Carpet, Ceramic Tile

Heat/Fuel: Central, Electric

Security Feat:

Heated Area Source: Public Records

Total Area Source: Public Records

Laundry Features: Inside, Laundry Room

Window Features:

Fireplace: No

Furnishings:

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

Sewer: Public Sewer

of Wells:

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 Features:

Vegetation:

View:

Farm Type:

Horse Amenities:

of Stalls:

Road Surface Type: Asphalt

Road Responsibility:

Pool Dimensions:**Spa and Features:****Barn Features:**

Fencing:

Paddocks/Pastures:

Green Features

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:

FCHR Website Y/N:

Housing for Older Per: Yes

Affidavit:

Expire/Renewal Date:

of Pets: 2

Pet Size:

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

Elementary School: [Toledo Blade Elementary](#)

Building Elevator Y/N:

Can Property be Leased: Yes

Years of Ownership Prior to Leasing Required: No

Association Approval Required: No

Number of Ownership Years Prior to Lease: 0

Lease Restrictions: No

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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