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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: 155
CDOM: 155

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. Custom 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. This is a must see property, don't miss this opportunity to own a beautiful home in a quiet, highly desirable gated community. Most furnishings convey. Schedule your tour today!

Next OH: **Public: Sun Mar 8, 11:00AM-2:00PM**

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

Water Access: No

Water View: No

Addtl Water Info:

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

Floor #:

Total # of Floors:

Census Block:

MH Model:

Flood Zone Panel: 12115C0384F

Census Tract: 27.48

MH Width:

Lot Size Acres: 0.12

Monthly Rental Amount:

Month To Month Or Weekly Y/N:

Lot Size: 5,250 SqFt / 488 SqM

End Date of Lease:

Waterfront Ft: 0

Water Name:

Water Extras: No

Interior Information

A/C: Central Air

Heat/Fuel: Central, Electric

Heated Area Source:Public Records

Laundry Features: Inside, Laundry Room

Fireplace: No

Accessibility Features:

Flooring Covering: Carpet, Ceramic Tile

Security Feat:

Total Area Source: Public Records

Window Features:

Furnishings:

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

Property Attached Y/N:

Roof: Tile

Foundation: Slab

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

Condo Fee:

Other Fee:

Housing for Older Per: Yes

Affidavit:

Monthly Condo Fee:

FCHR Website Y/N:

of Pets: 2

Expire/Renewal Date:

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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