



County: Sarasota
Property Style: Single Family Residence
Subdiv: RIVENDELL THE WOODLANDS
Subdiv/Condo:
Beds: 3, **Baths:** 3/0
Pool: Private, Community
Garage: Yes **Attch:** Yes **Spcls:** 3
Max Times per Yr: 2
Home Warranty Y/N:
New Construction: No
Builder Name: US Home/Arthur Rutenberg
Builder Model: York
Total Annual Assoc Fees: 1,158.00
Average Monthly Fees: 96.50

Status: Active
List Price: \$1,125,000
LP/SqFt: \$430.37
Year Built: 2004
ADOM: 42 **CDOM:** 42
Heated Area: 2,614 SqFt / 243 SqM
Total Area: 4,049 SqFt / 376 SqM
Total Acreage: 1/4 to less than 1/2
Lot Features: Cul-De-Sac, In County, Landscaped, Oversized Lot, Sidewalks
Flood Zone Code: X

Relish in the peaceful ambience of lakeside living nestled in the fabulous community, Woodlands of Rivendell. This spectacular home on exclusive Eagle Isle Court offers a blend of comfort, elegance, natural beauty, and privacy. Your dream retreat with a captivating street presence and charming front porch radiates warmth and hospitality. Step into the spacious foyer and immediately notice the remarkable flooring, soaring ceilings, crown molding, and a stunning view of outdoor living. The elegant living and dining rooms create a sense of relaxation after a long day. The beautiful kitchen has wood cabinetry, a custom swing out pantry, stainless appliances, a breakfast bar and a dinette area. The fantastic extended family room has a stunning picture window and sliding doors flooding the space with natural light. The primary suite is grand with a spectacular view of the pool and patio area. The suite has walk-in closets, linen closet, garden tub, dual sinks, glass-enclosed shower and a water closet. Two bedrooms with ample closet space share a full bathroom with a shower. All bedrooms are equipped with California Closets. The office has a wall of windows, a Murphy bed with built-in cabinets, and sliders to the pool area. Enjoy control over natural light with electric shades installed in the primary bedroom, family room and office. The 3rd full bathroom is next to the office and is adjacent to the patio door for easy access to the pool. The laundry room hosts new washer and dryer in 2019, cabinets and a utility sink. Step outside and immerse yourself in a tropical oasis of lush landscaping, sparkling water, and luxurious amenities while enjoying amazing sunset views. The lanai is expansive with marble tile flooring, a patio bar with marble counters, rescreened in 2019, newer lighting and fans, and a generous amount of space every host dreams for. The pool was resurfaced including a new heater and water filter in 2021. Whether you are entertaining a large gathering or savor a quiet evening this outdoor space is breathtaking. The 3 car garage has a mini split AC unit, a reciprocating pump, a newer epoxy floor and overhead shelving. This custom home also boasts new 2021 impact windows, new 2020 water heater, new 2018 flooring and trim, 2022 garden edging, whole house surge protector, and a security system. This property is X Flood Zone, has low HOA fees and no CDD fees. Rivendell community is surrounded by 400 acres of lakes, preserves, walking path, and plenty of green spaces. Very close in proximity to nationally ranked Pine View School, Legacy Trail, Oscar Scherer State Park, grocery, dining, and more. Easy access to beaches, shopping, 175 and just about everything you need and want to live any lifestyle you desire. This is Florida living at its best!

Land, Site, and Tax Information

Legal Desc: LOT 92 RIVENDELL UNIT 5 THE WOODLANDS
SE/TP/RG: 11-38S-18E
Subdivision #:
Between US 1 & River:
Tax ID: 0150-09-0011
Taxes: \$7,659
Homestead: Yes **CDD:** No
AG Exemption YN:
Ownership: Fee Simple
SW Subd Condo#:

Zoning: RSF1
Future Land Use:
No Drive Beach:
Zoning Comp:
Tax Year: 2023
Annual CDD Fee:
Development:
Complex/Comm Name:
SW Subd Name: Rivendell The Woodlands
Flood Zone Date:
Floor #:
Census Block:
Total Units:
Lot Size Acres: 0.34
Waterfront Ft: 0

Block/Parcel:
Book/Page:
Front Exposure: East
Lot #: 92
Other Exemptions:
Subdiv/Condo:

Bldg Name/#:
Total # of Floors: 1
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions:
Water Frontage: Yes-Lake
Water View: Yes-Lake

Planned Unit Dev:
Census Tract:
Lot Size: 15,017 SqFt / 1,395 SqM

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Cable Available
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Total Area Source: Public Records

Appliances Incl: Bar Fridge, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Microwave, Range, Refrigerator, Washer
Flooring Covering: Tile, Vinyl, Wood
Interior Feat: Built in Features, Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Split Bedroom, Stone Counters, Tray Ceiling(s), Window Treatments
of Wells:
of Septics:

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	10x12	Vinyl		
Dining Room	First	13x15	Vinyl		
Family Room	First	16x21	Vinyl		Ceiling Fan(s)
Kitchen	First	13x18	Vinyl		Breakfast Bar, Granite Counters, Pantry
Primary Bedroom	First	20x12	Wood	Walk-in Closet	Ceiling Fan(s), Dual Sinks, En Suite Bathroom, Garden Bath, His/Hers Closet, Linen Closet in Bath, Tub with Separate Shower Stall, Water Closet/Priv Toilet, Window/Skylight in Bath
Bedroom 2	First	11x11	Wood	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	11x11	Wood	Built-in Closet	Ceiling Fan(s)
Office	First	16x15	Vinyl		Ceiling Fan(s)
Foyer	First	6x7	Vinyl		
Laundry	First	9x6	Vinyl		
Balcony/Porch/Lanai	First	37x45	Marble		Bar, Ceiling Fan(s), Stone Counters, Wet Bar

Exterior Information

Ext Construction: Block, Stucco
Roof: Tile
Foundation: Slab
Property Description:
Ext Features: Irrigation System, Lighting, Outdoor Shower, Rain Gutters, Sidewalk, Sliding Doors
Pool: Private, Community
Pool Features: Child Safety Fence, Heated, In Ground, Lighting, Screen Enclosure
View: Water
Horse Amenities:
Road Surface Type: Paved

Assigned Spcs:
Garage Dim: , **Attached Garage Y/N:** Yes
Property Attached:
Architectural Style:

Pool Dimensions:
Spa:
Vegetation:

Fencing: Vinyl

Green Features

Community Information

Community Features: Deed Restrictions, Playground, Pool, Sidewalk
Fee Includes: Community Pool, Pool Maintenance
HOA / Comm Assn: Yes **HOA Fee:** \$579.00 / Required
Monthly HOA Amount: \$97
Elementary School: Laurel Nokomis Elementary

HOA Pmt Sched: Semi-Annually
Other Fee:
Middle School: Laurel Nokomis Middle
Years of Ownership Prior to Leasing Required: No

No Maint\$(add HOA):
Housing for Older Per: No
High School: Venice Senior High

Association Approval Required: Yes
Lease Restrictions: Yes
Approval Process: Application, no fee.
Additional Lease Restrictions: Please review bylaws at rivendellcommunity.com
Association/Manager Name: Casey Management/Fred Marks
Association Email: fmarks@caseymanagement.com
Master Assn/Name: No

Association/Manager Contact Phone: 941-922-3391
Association URL: rivendellcommunity.com
Master Assn Fee:
Master Assn Ph:

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