

\$850,000 - 2310 Little Country Road, PARRISH

MLS® #A4567337

\$850,000

3 Bedroom, 3.00 Bathroom, 3,298 sqft

Residential on 0.48 Acres

RIVER WILDERNESS PH II-B, PARRISH, FL

Opportunity is knocking and, although many may answer, only one lucky buyer will get the keys to this fabulous property! Appreciation for the finer things in life will lead you to this remarkable, spacious FURNISHED home nestled IN A PRIVATE OASIS. FULLY FENCED YARD WITH LUSCIOUS LANDSCAPING AND BEAUTIFULLY WOODED OVERSIZED (ALMOST 1/2 ACRE) LOT that is perfect for the dog lover! LOCATED JUST STEPS FROM THE CLUB, GOLF COURSE, FITNESS CENTER AND POOL! Oozing with curb appeal and tucked away among tree-lined streets and mature landscaping in Parrish's premier golf community of River Wilderness, this home is an entertainer's dream, family retreat, work-at-home perfection - you name it, this home delivers! Wake up every morning to completely private views that will make you wonder why you would ever leave for vacation anywhere else. The wide open floorplan extending onto an oversized lanai accessed through french doors and several sets of sliders, provides an uninterrupted flow. Upgrades include marble fireplace, built-in entertainment center, many architectural details including columns, niches, arches and barrel ceiling in master bath. The kitchen is beautifully appointed with wood cabinets, solid surface counter tops, newer S/S appliances, a convenient island and a LARGE PANTRY. The exterior was freshly painted April, 2023. Almost 3300 sqft of living space and



dramatically high ceilings embodies the perfect space for entertaining all. Formal living and dining rooms provide a receiving place for your guests away from the private family areas. The left side of the house encompasses the large owner's suite with trey ceiling, french doors, two custom-fitted walk-in closets, and a large bath with lighted glass blocks. There is a large office with built-ins providing the perfect working home office. The right side of the house provides a very private oasis for guests with 2 bedrooms and a shared bath. Yet another area of the home (off the family room to the back of the house) includes a large flex room that could be a 2nd office, tv room or 4th bedroom. There is a full bath in the hall that serves the pool. Special features include a new (2019) TRANE HEAT PUMP, a PROFESSIONAL DOG WASHING STATION, all comfort-height toilets and in-wall pest system. The spacious patio encompasses a gorgeous pool, two covered areas where you can sit and enjoy your private oasis. The Club offers golf, tennis, social activities, pickle ball, pool and more. Boat and RV storage in community. For the nature lovers, there are hiking trails and abundant wildlife. There are two 24-hour manned gates. CLUB MBRSHIP IS OPTIONAL. There is a COMMUNITY BOAT RAMP that is open to the entire community and provides direct access to the Manatee River. River Wilderness is PERFECTLY LOCATED! Strategically positioned between St. Pete and Sarasota, access to 2 airports (45 min.) several hospitals is available to the north and south. The newly constructed Ft Hammer Park located on the beautiful Manatee River is just minutes south of the front gate and features a boat ramp, fishing pier plus picnic pavilion. The new Fort Hammer Bridge also provides a convenient back route into Lakewood Ranch and Sarasota where fine dining and shopping are within easy reach. No trucks in driveway overnight in RW.

Buyer/Agent to verify all measurements.

Built in 2001

Essential Information

MLS® #	A4567337
Price	\$850,000
Sold Price	\$850,000
Date Sold	May 26th, 2023
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	3,298
Acres	0.48
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Style	Custom
Status	Sold

Community Information

Address	2310 Little Country Road
Area	Parrish
Subdivision	RIVER WILDERNESS PH II-B
City	PARRISH
County	Manatee
State	FL
Zip Code	34219

Amenities

Amenities	Gated, Security
# of Garages	2
View	Garden, Park/Greenbelt, Pool, Trees/Woods
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fans(s), Dry Bar, Eat-in Kitchen, High Ceilings, In Wall Pest System, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid
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	Surface Counters, Split Bedroom, Walk-In Closet(s), Window Treatments
Appliances	Built-In Oven, Cooktop, Dishwasher, Disposal, Electric Water Heater, Microwave, Refrigerator
Heating	Electric, Heat Pump
Cooling	Central Air
Fireplace	Yes
Fireplaces	Electric
# of Stories	1

Exterior

Exterior Features	Dog Run, French Doors, Irrigation System, Sliding Doors, Sprinkler Metered
Lot Description	In County, Landscaped, Level, Near Golf Course, Private, Paved, Private
Roof	Tile
Foundation	Slab

School Information

Elementary	Williams Elementary
Middle	Buffalo Creek Middle
High	Parrish Community High

Additional Information

Date Listed	April 14th, 2023
Days on Market	347
Zoning	PDR

Listing Details

Listing Office	COLDWELL BANKER REALTY
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