

# **\$860,000 - 4402 Fly Rod Terrace, PARRISH**

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MLS® #A4567893

**\$860,000**

4 Bedroom, 3.00 Bathroom, 2,914 sqft

Residential on 0.24 Acres

CANOE CREEK PH I, PARRISH, FL

Welcome to your dream home in the amazing gated community of Canoe Creek! This stunning 4 bedroom, 3 bathroom pool home boasts a spacious 10,402 square feet, providing plenty of room for you and your loved ones to enjoy. The builder upgrades are truly a chef's dream with 42-inch uppers and a custom hood insert vented to the exterior, double pull trash can bins, a kitchen Quartz countertop, sink and cabinets in the laundry room, wine refrigerator, and extra can lights throughout the home. You'll love the upgraded panel for the alarm system installed by Guardian, which can control the AC, doors, garage door, and front door camera, giving you peace of mind and convenience.

Inside this gorgeous home, you'll find even more upgrades that make it truly special. The master and living rooms boast coffer ceilings, while the master bathroom features upgraded tile in the shower and stained grout and sealed, a chandelier above the tub, and a Bluetooth exhaust fan. The office, living room, and guest bedroom all feature crown molding, while the living room also has a stunning ship lap wall with fireplace and trimmed-out island. The guest bathroom boasts artist-painted foil designs with trim around the mirror and upgraded lights, while the other bedrooms feature painted crowns and a chandelier in one room. The laundry room has a ship lap with shelving, perfect for all your organizational needs.



The outdoor living area is just as incredible, with pavers, two Ring cameras, and landscape lights. The backyard has a heated pool and spa, as well as a stunning outdoor fireplace and plenty of space for entertaining. You'll love the trim lighting on the lanai screening, as well as the outdoor living area with a fireplace, trim, and three large fans.

This luxurious home is situated on a premium lot in Canoe Creek, a new and active community with a Lifestyle Coordinator for activities, a state-of-the-art fitness center, clubhouse and recreation center, a resort-style pool and spa, pickleball courts, fire pit area, and a dog park. Best of all, there are no CDD fees! Don't miss out on this incredible opportunity to own a slice of paradise in Canoe Creek.

Built in 2020

**Essential Information**

MLS® #	A4567893
Price	\$860,000
Sold Price	\$830,000
Date Sold	May 27th, 2023
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,914
Acres	0.24
Year Built	2020
Type	Residential
Sub-Type	Single Family Residence
Status	Sold

**Community Information**

Address	4402 Fly Rod Terrace
Area	Parrish

Subdivision	CANOE CREEK PH I
City	PARRISH
County	Manatee
State	FL
Zip Code	34219

### **Amenities**

Amenities	Pool
# of Garages	3
Has Pool	Yes

### **Interior**

Interior Features	Crown Molding, Eat-in Kitchen
Appliances	Exhaust Fan
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Stories	1

### **Exterior**

Exterior Features	Sliding Doors
Roof	Shingle
Foundation	Slab

### **School Information**

Elementary	Williams Elementary
Middle	Buffalo Creek Middle
High	Parrish Community High

### **Additional Information**

Date Listed	April 20th, 2023
Days on Market	346
Zoning	RES

### **Listing Details**

Listing Office	PREFERRED SHORE
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