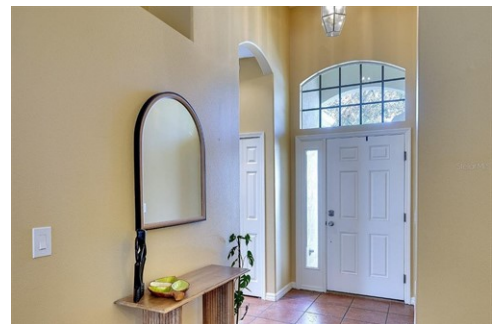




\$ 399,000



3116 Woodland Fern Dr, Parrish, FL 34219

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4641319
- » Single Family | 1,858 ft² | Lot: 7,013 ft²
- » More Info: 3116WoodlandFernDr.IsForSale.com



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Michael Saunders & Company
LICENSED REAL ESTATE BROKER

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 Lakewood Ranch, FL 34202
 (941) 907-9595

Remarks

One or more photo(s) has been virtually staged. Welcome home to this charming 3 bedroom pool home in the established, mature, community of River Wilderness in The Hammocks with NO CDD! Enjoy the privacy and nature that a large preserve in your own backyard offers. Rest assured this home has been extremely well maintained and gently lived in. Freshly painted it features a NEW TILE ROOF ADDED IN 2023, which includes a 2023 wind mitigation inspection, NEW A/C 2023 with 10 year warranty and NEWER HOT WATER HEATER IN 2021! The sunny eat in kitchen features WHITE CABINETRY, a sit up counter top, STAINLESS STEEL APPLIANCES, KitchenAid Dishwasher 2020, Garbage Disposal 2021 and KitchenAid refrigerator 2016. Adjacent to the kitchen the spacious laundry room features NEWER LG WASHER & DRYER 2022. Residents of The Hammocks enclave enjoy MAINTENANCE FREE LIVING including all of your lawn care for your property and irrigation maintenance plus a nearby community pool inviting new friendships at the socials and gatherings at this neighborhood exclusive amenity. River Wilderness is a 24-hour MANNED GATED Community, there is a COMMUNITY BOAT RAMP that is open to the entire community and provides direct access to the Manatee River. An OPTIONAL membership to the

