

# WAGNER REALTY



Bringing People Home Since 1939



**THE CASTILLIAN** Rarely available 3BR/2.5BA with direct gulf views. Tastefully furnished & updated. 2 balconies, built-ins, wood floors, & storm shutters. Dorothy Cook 383-5577. MLS#313382. **\$1,550,000**



**LOADED WITH UPGRADES!** 3-4BR/3BA/3-Car Garage with walk-in pantry & closets, granite counters, SS appl, tile, paved lanais & walkways, preserve views, Guard & gated community. Cindy Van Donselaar 741-2500. MLS#538835. **\$750,000**



**GREYHAWK.** Monterey w/Bonus Room offers 2652 SF with 3-4BR/3BA & gorgeous lagoon style pool. Why build when you can move in now! Major Price Reduction! Mary Kegley 741-2500. MLS#532937. **\$549,000**



**BRAND NEW HOME!** 3-4BR/2.5BA with 2-car garage. Granite countertops in kit, wood cabinets, S/S appliances, bay windows in MBR & Nook. Private yard with room for pool. Central vacuum. Jay Perez 741-2500. MLS#534865. **\$398,000**



**TROPICAL HARBOR** Well kept 2/1 on deep water canal in Ellenton. Enc. AC porch & FL. rm., indoor laundry rm. Near I-75 & 275, outlet mall, rest., etc. Gail Adams 722-2246. MLS#537720. **\$394,900**



**NEW HOME!** Huge great room, split floor plan 4BR/2BA home. Formal DR +3-Car attached garage. Lg, private premium lot. Many quality up-grades! Community pool, tennis & basketball courts & more. Earl Cowdrey 741-2500. MLS#533981. **\$389,900**



**MILL CREEK HOME ON 1 ACRE.** 3BR/2.5BA home on acre in beautiful Mill Creek. Wood burning fireplace. Den could be 4th Bedroom/Office. Room for pool. Peggy Heelan 741-2500. MLS#535556. **\$378,567**



**1.075 ACRE!** Relax & enjoy this quiet country setting. Open split plan 3BR/2BA with vaulted ceilings. Some features include wood burning fireplace, Corian countertops, lg patio, room for pool. 1 Year Warranty. Yvonne Bundrage 741-2500. MLS#538629. **\$359,900**



**LARGE REGAL OAKS HOME.** Spacious & bright 4BR/3BA with pool on very private wooded lot. Neutral colors, lots of tile, high ceilings. MOTIVATED SELLER! Quiet neighborhood. Cindy Greco 741-2500. MLS#537967. **\$349,900**



**DIRECT TERRA CEIA BAY VIEWS.** 4th floor end unit. 3BR. Fully-beautifully furnished. Underneath parking-Boardwalk & fishing pier on Bay. Gated at night. Ready for you. Alice Ohme 761-3100. MLS#538887. **\$349,000**



**SPECTACULAR TIMBERLY!** Attached villa with exceptional lakeviews. 3BR/+ den. All the yard work done for you. 2 car garage. Largest floor plan. Heated community pool. 5 minutes from I-75. Alice Ohme 761-3100. MLS#537785. **\$345,000**



**AFFORDABLE & CUTE!** Relaxing 3/2 w/fireplace, Den & 2-CG. Ready to move-in. Lg backyard w/screened lanai & outdoor patio. Low optional HOA fees, centrally located on cul-de-sac w/easy commute to St. Pete & Sarasota. Dottie & Paul Wiencek 741-2500. MLS#538897. **\$269,900**

**THE LUXURY OF SPACE** is yours in this lovely two-story, gated, river-front home with 4-5BR/5BA, huge bonus room & generous storage on over an acre. Minutes to I-75. Karen Soscia 741-2500. MLS#535734. **\$1,400,000**

**HISTORIC, WATERFRONT** custom 3000 SF, 3BR/1.5BA stone home available in River District. Arguably the most memorable home in our community. Granite countertops, original wood floors upstairs. Stone floors throughout the downstairs. Karen Soscia 741-2500. MLS#536299. **\$869,000**

**SPECIAL IN 4 WAYS! CONVENIENT** to I-75. **UPDATED** with granite tops, maple cabinets, wine center, outdoor kitchen. **EXTRAS** like built-ins, heated pool & dock on lake. **IMMACULATE** 4-5BR/3BA is worth seeing. Karen Soscia 741-2500. MLS#536467. **\$849,900**

**CUSTOM BUILT 3 YEAR OLD HOME ON 10 ACRES!** Cook's kitchen featuring granite island, S/S appliances, & more. Waterfall, lush landscaping. 3 paddocks, pasture. High & Dry. \$25k to Purchasers at Closing! Carol VanDoren 741-2500. MLS#533014. **\$799,900**

**EXCEPTIONAL CUSTOM BUILT** 3/3/4 on quaint Terra Ceia Island. 10' ceilings, maple kitchen cabinets w/granite counters. SS appl, dumb waiter, thermal pane window, security system, extras!! Large front/back porches. 1.6 wooded acres. Priced below appraisal! Gail Adams 722-2246. MLS#538318. **\$699,900**

**BEAUTIFUL COUNTRY SETTING!** 4BR/3BA home with 18" diagonal tile & carpet & Corian countertops in kitchen. 10' ceilings w/tray. Extra large pool & lanai. Ken Pearson 741-2500. MLS#529225. **\$699,000**

**EXCLUSIVE LWR CC.** Corner lot with private lanai. Htd pool/spa & fire pit area. 4BR/2BA home has 18" tile, cherry cab, Corian counters, crown molding, surround sound & lg owner's retreat. Kay Culliton 741-2500. MLS#538239. **\$589,900**

**DON'T MISS THIS ONE!** Home with 2 ponds, surrounded by mature landscaping & pool. Big country kitchen, expansive LR opens to sun room, 4BR/2.5BA/2-Car Garage + extra shed/garage all nestled on 4.3 acres. Carol VanDoren 741-2500. MLS#534788. **\$575,000**

**FOX BROOK, PARRISH** 3-4/2/2 custom built LaMaison home on 2.16 acres. Triple crown molding, tray ceilings, cent. vac, granite/wood cabinets, gourmet kit. Caged pool/patio w/SS summer kit. Horses permitted. Priced under appraisal! Gail Adams 722-2246. MLS#536535. **\$559,900**

**MOTIVATED SELLERS!** Model condition great room flr plan home. 3BR/2BA + Den/Playroom. Many upgrades. Oversized 3-car courtyard garage, exceptional landscaping w/pond & preserve views. Mary Kegley 741-2500. MLS#532593. **\$476,000**

**MILL CREEK 2577 SF ON 1.4 ACRES.** Spacious 3BR/2BA Great Room design on 1.4 acres backing up to Mill Creek. Custom w/Corian, ceramic, central vac & many upgrades. Great home & community. NEW PRICE! Earl Cowdrey 741-2500. MLS#535349. **\$455,000**

**A-1 ZONING!** Lot can accommodate 4 houses. 5 Acres total downtown Myakka area. Patricia Seymour 741-2500. MLS#527525. **\$395,000**

**ELEGANT 4/3 CUSTOM HOME ON LAKE!** Beautiful cherry wood flooring, w/stunning raised Dining Room floor. Wood cabinetry, lots of storage & many quality upgrades. New Lexan storm shutters. Earl Cowdrey 741-2500. MLS#530196. **\$369,900**

**YOU ARE IN CONTROL!** You choose when to build and who to build. On over one acre in this million \$ riverfront gated community. Convenient to I-75. Karen Soscia 741-2500. MLS#528559. **\$347,000**

**NEW 3BR/2.5BA BIRCH** by US Home complete w/good tenant @ \$1400/mo. Heritage Harbour, on lake w/loft, great room & 2CG. Sally Wood McDonald 741-2500. MLS#529709. **REDUCED! \$332,500**

**20 ACRES** in Hardee County. Buy all or half. Very pretty, high & dry. Great pasture for cattle or horses. Perfect for family estate. Patricia Seymour 741-2500. MLS#534297. **\$320,000**

**MODEL HOME!** This 4BR/2BA ranch boasts nearly 2000 SF featuring a fully equipped kitchen, intercom surround-sound system & screened lanai w/pool. Anthony Domenico 741-2500. MLS#530504. **\$315,000**

**BRADEN RIVER LAKES.** Young 3/2 Bruce Williams home. Many new appliances & improvements. Enclosed rear yard. Shade & fruit trees. Convenient to roads, schools and shopping. Warren Johnson 741-2500. MLS#539444. **\$289,900**

**LAKE FRONT!** True 4BR+large office/den. 2100 A/C SF. Only 4 years old. 2CG, plant shelves, vaulted ceilings, caged patio, designer fans. Easy drive to I-75. Alice Ohme 761-3100. MLS#532991. **\$287,900**

**THE AFFORDABLE DREAM!** Wake up to beautiful living in Braden River Lakes. Updated 3BR/2BA with a lakeview setting. Open floor

plan, light & bright on a cul-de-sac. 2-Car Garage attached with storage. Dottie & Paul Wiencek 741-2500. MLS#536056. **\$249,900**

**CONTEMPORARY** 3/2/2 ranch home in Whitfield area. Great Room w/vaulted ceiling. New kitchen appliances. Huge screened lanai w/in-ground spa. Very open & fenced back yard. Terrific private location! Earl Cowdrey 741-2500. MLS#538899. **\$249,900**

**REDUCED FOR FAST SALE!** Desirable 2/2 villa @ The Lakes w/deeded carport. Custom-built 1700 SF unit w/LR, DR, eat-in kit & enclosed lanai overlooking lake. Turnkey furnished. Sally Wood McDonald 741-2500. MLS#531656. **\$240,000**

**TARA END UNIT 2/2 CONDO** Fabulous ground floor end unit on lake. Excellent condition, all appliances included. 1 car attached garage. Large screened lanai. Earl Cowdrey 741-2500. MLS#529831. **\$229,900**

**A DOLL HOUSE!** Absolutely immaculate, nicely decorated with 2BR/1BA/1-CG. Newer kit, bath, ceramic tile, A/C & electric. Large fenced yard for RV, boat or pool. Quiet area close to shopping. Dottie & Paul Wiencek 741-2500. MLS#539916. **\$219,000**

**ALL PLAY - NO WORK** in this well-maintained 2BR/2BA villa. Barrel tile roof new in '03, 3M window protection, A/C new in 2006, extra storage. Tennis, heated pool, close to shopping. Barbara Oveson 741-2500. MLS#537970. **\$209,900**

**1st FLOOR LAKEFRONT CONDO** Totally redone direct lakefront 2BR/2BA w/carport & storage. New AC & appliances. Screened porch & front courtyard. Very nice! Alice Ohme 761-3100. MLS#531895. **\$199,000**

**SPACIOUS 3BR/2BA** w/optional den in 5-Star gated comm. Newer A/C, dbl oven range, refrig, eat-in kit, glassed-in lanai, newer carpet & tile. Low monthly main fee incl most utilities. Barbara Oveson 741-2500. MLS#538276. **\$184,900**

**61 ACRE LOT IN TWIN RIVERS.** Lot surrounded by lush canopy of oak trees providing private & serene setting. Select your own custom builder. Located near charming River House along Manatee River where can enjoy canoeing & picnicking. Kay Culliton 741-2500. MLS#539081. **\$175,000**

**BUILDABLE LOTS!** Great country property. Rare smaller lots. 2 acres each. Patricia Seymour 741-2500. MLS#526232. **\$124,900**

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