

# \$520,000 - 12017 Cranston Way, BRADENTON

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MLS® #A4657648

**\$520,000**

3 Bedroom, 3.00 Bathroom, 2,320 sqft

Residential on 0.11 Acres

MALLORY PARK PH II SUBPH C & D,  
BRADENTON, FL

Welcome to this luxurious three-story townhouse nestled in the prestigious Mallory Park community in Lakewood Ranch, Florida.

As you step

inside this beautifully designed home, you're greeted by an ambiance of sophistication and elegance. This home boasts a charming exterior

façade with impeccable landscaping, including lush greenery and colorful plants.

Upon entering the foyer, you're welcomed into a spacious living area featuring high ceilings and large windows, allowing abundant natural light to flood the space. The open-concept layout seamlessly connects the living room to the dining area and kitchen, creating an ideal space for gatherings and entertaining guests.

The gourmet kitchen is a chef's dream, equipped with top-of-the-line stainless steel appliances, custom cabinetry, quartz countertops, and a center island with bar seating. Adjacent to the kitchen, a cozy breakfast nook overlooks the courtyard, providing the perfect spot for enjoying your morning coffee. Ascending to the second floor, you'll find the luxurious primary suite, a tranquil retreat designed for relaxation. The primary bedroom features plush carpeting, a spacious walk-in closet, and large windows offering picturesque views of the surrounding landscape. The ensuite bathroom boasts a spa-like atmosphere with dual vanities and a separate walk-in shower. Two additional



bedrooms on this floor provide comfortable accommodations for family members or guests, each with ample closet space and easy access to a shared full bathroom. Additionally, a convenient laundry room is located on this floor, equipped with a washer, dryer, and built-in storage cabinets for added convenience. Head up to the third floor, you'll discover a versatile space that can be utilized as a home office, media room, or recreation area, depending on your lifestyle needs. The courtyard, a serene retreat, provides a private oasis for relaxation and entertainment. Across the courtyard, a detached garage offers convenient parking and additional storage space. Located across the street from the amenity center, residents of this townhouse enjoy access to a wealth of recreational facilities, including a clubhouse, fitness center, swimming pool, pickle ball courts, a basketball court, walking trails and a playground. Whether you're looking to stay active or unwind in the sun, Mallory Park offers something for everyone. In summary, this luxurious three-story townhouse in Mallory Park offers the perfect blend of comfort, style, and convenience, providing an unparalleled living experience in the heart of Lakewood Ranch, Florida.

Built in 2021

**Essential Information**

|            |                    |
|------------|--------------------|
| MLS® #     | A4657648           |
| Price      | \$520,000          |
| Sold Price | \$495,000          |
| Date Sold  | October 30th, 2025 |
| Bedrooms   | 3                  |
| Bathrooms  | 3.00               |
| Full Baths | 2                  |
| Half Baths | 1                  |

|                |                             |
|----------------|-----------------------------|
| Square Footage | 2,320                       |
| Acres          | 0.11                        |
| Year Built     | 2021                        |
| Type           | Residential                 |
| Sub-Type       | Townhouse                   |
| Style          | Coastal, Craftsman, Florida |
| Status         | Sold                        |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 12017 Cranston Way             |
| Area        | Bradenton/Lakewood Ranch Area  |
| Subdivision | MALLORY PARK PH II SUBPH C & D |
| City        | BRADENTON                      |
| County      | Manatee                        |
| State       | FL                             |
| Zip Code    | 34211                          |

### Amenities

|              |                                                                        |
|--------------|------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated |
| # of Garages | 2                                                                      |
| View         | Park/Greenbelt, Pool                                                   |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Living Room/Dining Room Combo, Open Floorplan                      |
| Appliances        | Dishwasher, Disposal, Dryer, Gas Water Heater, Microwave, Range, Refrigerator, Washer |
| Heating           | Central, Electric, Natural Gas, Heat Pump                                             |
| Cooling           | Central Air                                                                           |
| # of Stories      | 3                                                                                     |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Courtyard, Hurricane Shutters, Lighting |
| Roof              | Tile                                    |
| Foundation        | Slab                                    |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Gullett Elementary  |
| Middle     | Dr Mona Jain Middle |
| High       | Lakewood Ranch High |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 50             |
| Zoning         | RES            |
| HOA Fees       | 994.32         |
| HOA Fees Freq. | Quarterly      |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | LPT REALTY, LLC |
|----------------|-----------------|

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