

# GreyHawk Landing

306 Ragdoll Run  
Woodlake Preserve (Lot 292)

Kingsley  
\$440,900

## Kingsley

### Available Now

2,755 sq. ft.

4 Bedroom

3 Bath

3 Car Garage

(Inventory Home To Be Garage Left)



## New Home Features

- Gourmet Kitchen with GE Stainless Steel Appliances
- 42" Upper Cabinets in Kitchen with Crown Molding
- Above and Below Cabinet Lighting with Light Valance
- 3cm Level 3 Quartz Countertops in Kitchen with Stainless Steel Undermount Sink
- Verona Marble Countertops in All Bathrooms with Undermount Sinks
- Upgraded Moen Plumbing Fixtures Throughout
- Great Room Opens to Large Lanai
- Screened-in Lanai with One Door
- 9'4" Ceilings in Bedrooms; Vaulted Ceilings in Great Room, Dining Room and Kitchen
- Tray Ceiling in Foyer and Master Suite
- 8' Height Interior and Exterior Doors - Including Garage Doors
- Structured Wiring Package
- 18" x 18" Tile in Kitchen, All Bathrooms, Laundry Room, Hallway to Secondary Bedrooms, Great Room and Dining Room Laid on Diagonal
- Storm Rated Insulated Low E Windows
- Hurricane Protection - Translucent Fabric Shutters for Easy Installation
- 16 Seer High Efficiency Heat Pump with Variable Speed Air Handler
- Brick Paver Drive, Walkway, Front Entry and Lanai
- Taax In-Wall Pest Tube System
- 3 Niche on Angled Wall with Recessed Lighting
- Garage Carriage Light Fixtures and Front Entry Light Fixture
- Plumbing Rough-in for Laundry Tub
- Rough-in for Future Summer Kitchen
- Additional Electrical Added

## Community Features

- Gated Community
- Clubhouses, 2 Resort-style Pools with Hot Tubs, Fitness Center, Tennis Courts and Basketball Court
- Soccer Fields and Baseball Field
- Extensive Walking Paths and Biking Trails Bordering Preserves and Lakes
- Fishing
- Close to Gulf Coast Beaches
- Minutes Away to World Class Shopping and Dining
- Close to Several Area Hospitals
- Sarasota International Airport - 25 Minutes
- Tampa International Airport - 50 Minutes



GreyHawk Landing Sales Office  
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