

# \$1,290,000 - 17819 Roost Place, BRADENTON

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MLS® #TB8416456

**\$1,290,000**

3 Bedroom, 3.00 Bathroom, 2,562 sqft

Residential on 0.22 Acres

STAR FARMS PH IV SUBPH H & I,  
BRADENTON, FL

Why wait to build when this better-than-new 2024 Biscayne I by Homes by WestBay is ready now? complete with over \$400,000 in designer upgrades and a custom backyard pool/spa oasis?

This exceptional home offers 3 bedrooms plus a den, 3 full bathrooms, and a 3-car garage, blending modern luxury with thoughtful design for every stage of life. It is perfect for those who love to entertain, relax in style, and embrace the best of the Lakewood Ranch lifestyle in the amenity-packed community of Star Farms.

From the moment you enter, soaring 12-foot ceilings, elegant wood beams, and abundant natural light set an inviting tone. The arched hallway adds charm and leads to two spacious guest rooms at the front of the home, along with a versatile double glass-door den—ideal for a home office, gym, or hobby space.

The upgraded chef's KITCHEN is a true showstopper. It features a Calacatta Bali Quartz island with wraparound storage and an extended dining counter, custom soft-close cabinetry with upper glass-lit display cabinets, a built-in coffee and wine bar, a designer hood with full backsplash to the ceiling, and upgraded appliances.

The GREAT ROOM is a masterpiece, with 24



ft. of continuous sliders seamlessly connecting the indoors to the lanai and natural Florida sunshine. Wood beams overhead add architectural elegance. There is room for a sizeable dining table alongside the kitchen, in addition to the casual seating space at the island.

The PRIMARY owner's suite offers a serene escape with an oversized custom walk-in closet, spa-like bath with walk-in shower and built-in bench, dual vanities, and a dedicated makeup station. A private door opens directly to the lanai, where the true highlight of this home awaits.

The OUTDOOR LIVING space is designed for year-round enjoyment, with an extended covered lanai, a full outdoor kitchen, and a stunning custom heated pool featuring a sun shelf, in-water benches, and a raised spa. Expansive water views provide the perfect backdrop to this stunning outdoor space!

Additional upgrades include IMPACT GLASS throughout, EPOXY finished garage floors, LUXURY VINYL plank flooring, a whole-home WATER SOFTENER, plantation SHUTTERS, custom LIGHTING and ceiling fans, BUILT-IN SPEAKERS, and 8 FOOT DOORS for an elevated feel in every room. And don't miss the well-appointed Laundry Room with additional CABINET STORAGE, sink, and beautiful tile backsplash.

Beyond your front door, the gated community of STAR FARMS offers something for every age and lifestyle. THREE AMENITY CENTERS provide resort-style pools, fitness centers, sports courts, and walking trails. Residents can enjoy the new PALM BAR for cocktails and a bite by the pool or grab a morning latte at the on-site Trade Route Coffee Shop.

The neighborhood is conveniently located near a new Publix plaza, top-rated schools including the brand-new Lake Manatee K-8 School, Manatee and Sarasota beaches, and all that Lakewood Ranch has to offer.

Living in Lakewood Ranch means more than just owning a beautiful home—it is award-winning, master-planned living just minutes from Gulf Coast beaches, downtown Sarasota, world-class sports facilities, and endless shopping and dining.

Schedule your private showing today and start living your Florida dream in Star Farms at Lakewood Ranch.

Built in 2024

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | TB8416456               |
| Price          | \$1,290,000             |
| Sold Price     | \$1,190,000             |
| Date Sold      | October 24th, 2025      |
| Bedrooms       | 3                       |
| Bathrooms      | 3.00                    |
| Full Baths     | 3                       |
| Square Footage | 2,562                   |
| Acres          | 0.22                    |
| Year Built     | 2024                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Sold                    |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 17819 Roost Place             |
| Area        | Bradenton/Lakewood Ranch Area |
| Subdivision | STAR FARMS PH IV SUBPH H & I  |
| City        | BRADENTON                     |

|          |         |
|----------|---------|
| County   | Manatee |
| State    | FL      |
| Zip Code | 34211   |

### Amenities

|              |                                                                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities    | Basketball Court, Clubhouse, Fitness Center, Gated, Maintenance, Pickleball Court(s), Playground, Pool, Recreation Facilities, Tennis Court(s), Trail(s) |
| # of Garages | 3                                                                                                                                                        |
| View         | Water                                                                                                                                                    |
| Has Pool     | Yes                                                                                                                                                      |

### Interior

|                   |                                                                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fans(s), Coffered Ceiling(s), Eat-in Kitchen, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Smart Home, Solid Surface Counters, Solid Wood Cabinets, Split Bedroom, Thermostat, Walk-In Closet(s), Window Treatments |
| Appliances        | Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Range, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Filtration System, Wine Refrigerator                                                             |
| Heating           | Heat Pump                                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                  |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting, Outdoor Kitchen, Sidewalk, Sliding Doors |
| Roof              | Tile                                               |
| Foundation        | Slab                                               |

### School Information

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 47                |
| Zoning         | PD-R              |
| HOA Fees       | 266               |
| HOA Fees Freq. | Monthly           |

### Listing Details

Listing Office

LPT REALTY, LLC

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Listing information last updated on October 27th, 2025 at 2:34pm EDT