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13213 Sassafras Trail

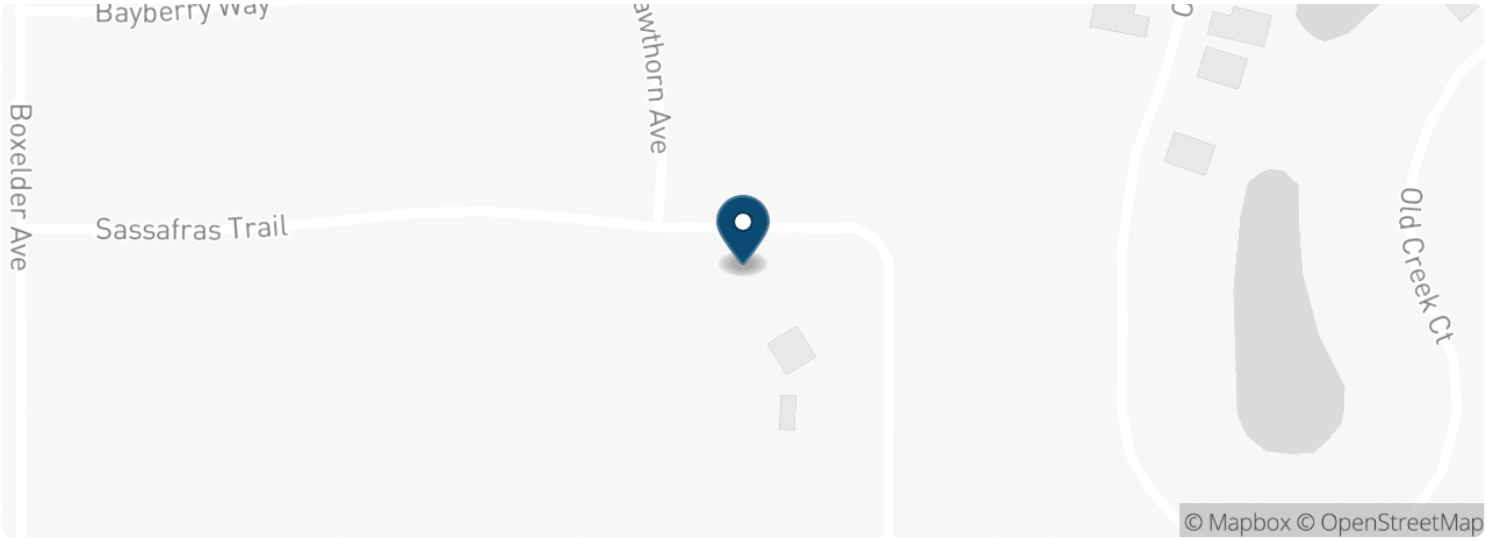
$391,454

Single Family Residence · Parrish, FL 34219

View online

5	3	2,489
beds	baths	sqft

Year built	Price per sqft	Days on market	Listed	HOA	MLS #
2025	$157	135 days	Jun 9, 2026	$341 Quarterly	A4696383



Property overview

About this property

Move-in ready and better than new — welcome to this stunning Hawthorn plan by SimplyDwell Homes, a Neal Communities division. This 5-bedroom, 3-bathroom, 2,491 sq ft two-story home sits on a premium pond-view homesite in Parrish's Broadleaf community with NO CDD fees. From the moment you arrive, the north-facing elevation and serene water views set this home apart. Inside, the open-concept layout was made for Florida living. The kitchen features a center island, quartz countertops, stainless steel appliances, and shaker-style cabinetry — all overlooking the main living and dining areas with natural light pouring in. A full bedroom and bath on the main floor provides the ideal setup for guests, multigenerational living, or a private home office. Upstairs, the oversized owner's suite is your personal retreat, complete with a generous walk-in closet and walk-in shower. Three additional bedrooms and a full bath round out the upper level with room for everyone. Step outside and enjoy peaceful pond views right from your backyard — a premium feature with no rear neighbors and a natural backdrop that never gets old. Additional features include automatic irrigation, Low-E vinyl windows, R-30 insulation, and a 14.3 SEER2 A/C system for year-round energy efficiency. Community amenities include a covered pavilion, event lawn, dog park, and shaded playground — all with no CDD assessment. Located less than 5 minutes from I-75 with easy access to Bradenton, Sarasota, St. Petersburg, and Tampa. Everyday conveniences including Market Walk, Ellenton Premium Outlets, and Publix are just minutes away. This one is move-in ready — don't wait on new construction timelines. Give us a call today to discuss our amazing builder incentives and to schedule your private showing!!!

Key features

LEVELS
Two

LOT
6,778 sqft

FACES
North

PARKING
2-car garage

COMMUNITY
Playground, Other, Maintenance

PETS
Allowed

Property & ownership details

Home

Property type	Single Family Residence	Year built	2025
New construction	Yes	Faces	North
Rooms	5	Living area	2,489 sqft
Total building area	3,112 sqft	Levels	Two
Bedrooms	5	Bathrooms	3
Full bathrooms	3	Cooling	Central Air
Heating	Central	Lot size	6,778 sqft
Construction materials	Block, Stucco	Roof	Shingle

Accommodation & amenities

Appliances	Dryer, Refrigerator, Microwave, Range, Washer, Dishwasher	Flooring	Carpet, Luxury Vinyl
Laundry	Laundry Room	Exterior features	Lighting

Parking & access

Attached garage	Yes	Garage spaces	2
Covered spaces	2	Road surface	Paved

Community & HOA

Primary association	Access Management	Primary association fee	$341
Primary fee frequency	Quarterly	Land lease	No
Senior community	No	Association amenities	Playground, Other, Maintenance
Community features	Playground, Sidewalks	Pets allowed	Yes

Utilities & services

Utilities	Cable Available, Water Connected, Electricity Connected, Sewer Connected, Underground Utilities

Price & sale history

Date	Event	Price	Change
Jun 9, 2026	**Listed for sale** MLS #A4696383	**$391,454**	—

History may be incomplete.

Stellar MLS / IDX

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