

# YOUR HOMES LIST

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## The Golden Group

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**N6127635 11687 ANHINGA AVE, VENICE, FL 34292**

**County:** Sarasota **Status:** Active  
**Subdiv:** STONEYBROOK AT VENICE **List Price:** \$549,999  
**Subdiv/Condo:**  
**Beds:** 3 **Year Built:** 2013  
**Baths:** 2/0 **Special Sale:** None



**Pool:** Private, Community **ADOM:** 5 **Flood Zone Code:** x  
**Property Style:** Single Family Residence **CDOM:** 5  
**Total Acreage:** 0 to less than 1/4 **Heated Area:**  
 1,666 SqFt / 155 SqM  
**Garage:** Yes **Attch:** Yes **Spcs:** 2 **Total Area:** 2,273 SqFt / 211 SqM  
**Carport:** No **Spcs:** **LP/SqFt:** \$330.13

Welcome home to the sought-after Stoneybrook at Venice community in beautiful Venice, FL. This exquisite home harmoniously combines sophistication, comfort, and practicality, offering a serene and upscale lifestyle. Upon entering, you will be captivated by the seamless flow and abundant natural light that bathes the open floor plan. The well-appointed kitchen features modern appliances, ample cabinetry, and stunning granite countertops, adding a touch of elegance to the space. The master suite serves as a tranquil retreat, complete with a spacious walk-in closet and a lavish en-suite bathroom showcasing dual vanities, a luxurious soaking tub, and a separate shower. Two additional bedrooms provide ample space for family or guests. They'll get the second full bathroom, which also leads out to the pool. Step outside onto the covered, screened-in lanai which features a saltwater pool and spa overlooking spectacular views of the sparkling lake. There's plenty of space to grill, soak in the sun, and a covered area to dodge the rain. It's the perfect setting for outdoor gatherings and entertainment. The garage comfortably parks two cars and features overhead storage. Permanent hurricane shutters come affixed. Stoneybrook at Venice offers an array of amenities, including a clubhouse, fitness center, a community lagoon-style pool with spa and kid's splash fountain, a 24/7 fitness center, 4 lighted tennis courts, 2 basketball courts, a soccer field, and baseball diamond, nature trails, a movie theater room, and an inline skating/hockey rink, and more. The community enjoys a convenient location, just moments away from pristine beaches, golf courses, shopping centers, I-75, and an abundance of dining options. Schedule your showing today and make this dream home yours!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 1509, STONEYBROOK AT VENICE UNIT 3 **Zoning:** RSF1  
**Ownership:** Fee Simple **Tax Year:** 2022 **Taxes:** \$3,439  
**Homestead:** Yes **CDD:** Yes **Annual CDD Fee:** 595 **Other Exemptions:**  
**AG Exemption YN:** **Development:** **Subdiv/Condo:**  
**Existing Lease:** No **Land Lease Fee:**  
**Auction Type:** **Property Access:**  
**Lot Dimensions:** **Lot Size Acres:** 0.15 **Lot Size:** 6,566 SqFt / 610 SqM  
**Water Frontage:** No **Waterfront Ft:** 0  
**Water View:** No **Water Name:**  
**Water Access:** No **Water Extras:** No

**Interior Information**

<b>A/C:</b> Central Air	<b>Heat/Fuel:</b> Central	<b>Floor Covering:</b> Carpet, Ceramic Tile
<b>Water:</b> Public	<b>Sewer:</b> Public Sewer	
<b>Room Type</b>	<b>Level</b>	<b>Approx Dim</b>
<b>Flooring</b>	<b>Bedroom Closet Type</b>	<b>Features</b>
Kitchen	First	15x11
Dining Room	First	13x11
Great Room	First	15x15
Master Bedroom	First	14x12
Bedroom 2	First	10x10
Bedroom 3	First	10x10

**Exterior Information**

**Ext Construction:** Block, Stucco **Property Description:**  
**Roof:** Tile **Foundation:** Slab  
**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sliding Doors

**Community Information**

**HOA / Comm Assn:** Yes **HOA Fee:** \$590 **HOA Pmt Sched:** Quarterly **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** \$197 **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Pet Restrictions:** See HOA for restrictions **Max Pet Wt:**

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**A4574801 4543 APOLLO AVE, NORTH PORT, FL 34286**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 18  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$494,500  
**Year Built:** 2000  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 15  
**CDOM:** 15  
**Heated Area:**  
 1,680 SqFt / 156 SqM  
**Total Area:** 2,324 SqFt / 216 SqM  
**LP/SqFt:** \$294.35

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to this inviting home on a double lot. The minute you walk through the door, you'll see the upgrades: newer tile flooring in the spacious living room that's open to the dining room and family room, granite counters in the kitchen, decorator tile on the guest bathroom wall, modern remote control fans with lights, newer roof (and you'll feel the "cool" from the 1 year new air conditioner, too! The thermostat is also RC.) The kitchen is roomy enough for multiple cooks, and you'll love the top-quality stainless steel pull-outs for storing pots and lids! There is a reverse-osmosis filter under the sink for drinking water and for the water and ice in the refrigerator. The owner's bedroom is spacious, with an ensuite bathroom featuring dual sinks and a large walk-in shower. It has a view of the pool and double back yard. No carpet means easy-care cool floors. There are 3 bedrooms plus a den, cathedral ceilings, and window treatments are included. Some of the windows have sun-filtering film, which reduces your cooling bill. The floorplans are available, showing how the family room and den were originally combined to make a larger family room open to the kitchen. The non-load-bearing wall can be removed to return the house to the original plan with a large family room. The extended garage is 460 sq ft and has overhead storage - (the average garage is 360 sq ft.) From the family room, sliding glass doors lead to the lanai, pool, and hot tub (ahhhh, feel your muscles relax!) On the right side is a small yard with a gate dividing it from the left side and extra lot. So, it is a great space for a child's play yard or for a dog run. There's even a separate Tortoise yard! (Sellers will remove if you wish). The entire back yard of the 20,000 sq ft lot has a 6 ft privacy fence. There's a large gate for ease of moving a mower, boat, or other vehicle into the back yard. A storage shed offers lots of extra space for tools, beach toys, bikes, or other equipment. A grilling patio is ready for your smoker or grill, and the firepit is an inviting spot for your evening chats. Fabric shades offer cooler places to sit and enjoy your children, dogs, or the neighborhood birds that visit the birdbath There are coverings for all the windows in case of storms. The second lot could be divided from the first lot and sold separately in the future, if you wish. This may just be the house you've been waiting for. Don't wait too long!

**Land, Site, and Tax Information**

**Legal Desc:** LOTS 36 & 37, BLK 564, 18TH ADD TO PORT CHARLOTTE, ORI 2011018014  
**Ownership:** Fee Simple  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.46  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Zoning:** RSF2  
**Taxes:** \$2,018  
**Other Exemptions:** No  
**Subdiv/Condo:**  
**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 20,000 SqFt / 1,858 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Interior Information**

**A/C:** Central Air  
**Water:** Well  
**Room Type** **Level** **Approx Dim** **Flooring** **Bedroom Closet Type** **Features**

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	17x12	Tile		Ceiling Fan(s)
Dining Room	First	10x10	Tile		Ceiling Fan(s)
Family Room	First	11x9	Tile		Ceiling Fan(s)
Study/Den	First	10x10			Ceiling Fan(s)
Kitchen	First	11x10	Tile		Closet Pantry
Master Bedroom	First	17x13	Laminate	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom
Bedroom 2	First	12x13	Laminate	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	11x11	Laminate	Built-in Closet	Ceiling Fan(s)
Laundry	First	6x5	Tile		
Master Bathroom	First	8x11	Tile		Dual Sinks

**Heat/Fuel:** Central, Electric  
**Sewer:** Septic Tank  
**Floor Covering:** Laminate, Tile

**Exterior Information**

**Ext Construction:** Concrete, Stucco  
**Roof:** Shingle  
**Ext Features:** Dog Run, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sliding Doors, Storage

**Property Description:**  
**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**

**HOA Fee:**  
**HOA Pmt Sched:**  
**Other Fee:**  
**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**  
**Can Property be Leased:** Yes

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**A4569913 300 AVENIDA LA PALMA, NOKOMIS, FL 34275****County:** Sarasota**Subdiv:** NOKOMIS**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Status:** Active**List Price:** \$529,900**Year Built:** 1980**Special Sale:** None**Pool:** Private**Property Style:** Single Family Residence**Total Acreage:** 1/4 to less than 1/2**ADOM:** 46**CDOM:** 46**Heated Area:**

1,714 SqFt / 159 SqM

**Total Area:** 2,976 SqFt / 276 SqM**LP/SqFt:** \$309.16**Flood Zone Code:**AE**Garage:** Yes **Attch:** Yes **Spcs:** 2**Carport:** No **Spcs:**

Welcome to your dream oasis in Nokomis, Florida! Nestled in a tranquil neighborhood West of Trail, this remarkable ranch-style pool home offers an unrivaled combination of Spaciousness, comfort, and convenience. With easy access to the breathtaking Casey Key/Nokomis beaches, you'll find yourself living a coastal lifestyle beyond compare. You'll be captivated by the open floor plan seamlessly integrating the living, dining, and kitchen areas, creating a perfect space for entertaining family and friends. The serene grounds are a true haven of peace and tranquility. Whether you choose to relax by the poolside or unwind in the shaded lanai, every moment spent outdoors is sure to be enchanting. The kitchen is a delight, complete with well appointed appliances and ample cabinet space. Entertaining is a breeze with countertop seating for your party. You'll find joy in preparing meals for loved ones and creating memories that will last a lifetime. The Owner's suite offers a peaceful escape, boasting of views to the pool and grounds. The additional bedrooms are generously sized and provide ample space for guests or a home office. Location is everything, you'll relish the easy access to the pristine shores of Casey Key beach. Whether you're strolling along the sandy shoreline, swimming in the crystal-clear waters, or watching breathtaking sunsets, you'll savor every moment spent by the sea. Room to store your boat on property is a bonus. Owner also offering adjacent homesite for sale for additional fee. Don't miss this rare opportunity to own a slice of paradise in Nokomis, Florida. With its idyllic setting, thoughtfully designed interior, and access to nature's wonders, this home embodies the essence of coastal living. Schedule your private tour today

**Land, Site, and Tax Information**

**Legal Desc:** BEG SW COR BLK A NOKOMIS HEIGHTS TH W 506 FT FOR POB TH W 100 FT TH N 149.1 FT TH E 100 FT TH S 149.1 FT TO POB A/K/A TRACT 5 SUBJ TO PERPETUAL ESMT OVER WLY 7.5 FT THEREOF

**Zoning:** RSF2**Ownership:** Fee Simple**Homestead:** No**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:** 93x149**Lot Size Acres:** 0.32**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 13,792 SqFt / 1,281 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Taxes:** \$4,143**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central, Electric, Heat Pump**Floor Covering:** Laminate, Tile**Water:** Public**Sewer:** Septic Tank**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Great Room

First

17x13

Laminate

Ceiling Fan(s)

Living Room

First

19x14

Laminate

Ceiling Fan(s)

Kitchen

First

19x15

Tile

Master Bedroom

First

17x16

Laminate

Walk-in Closet

Bedroom 2

First

18x12

Laminate

Built-in Closet

Bedroom 3

First

12x12

Built-in Closet

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Ext Features:** Lighting, Rain Gutters, Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** No**HOA Fee:****HOA Pmt Sched:****Mo Maint\$(add HOA):****Monthly HOA Amount:****Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**N6127408 1210 BEEMAN AVE, NORTH PORT, FL 34288**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 45  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$515,000  
**Year Built:** 2007  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 18  
**CDOM:** 18  
**Heated Area:**  
 1,696 SqFt / 158 SqM  
**Total Area:** 2,458 SqFt / 228 SqM  
**LP/SqFt:** \$303.66

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to 1210 Beeman Ave, a stunning 3-bedroom, 2-bathroom single-family residence in the highly sought-after area of North Port, FL. This home is perfect for families, first-time homebuyers, and investors alike! As you enter through the gorgeous new mahogany front doors, you will be greeted by a spacious great room featuring decorative lighting with a shiplap accent wall. The open concept floor plan flows seamlessly into the updated kitchen, boasting granite countertops, a beautiful accent tile wall, refurbished painted cabinets, and top-of-the-line stainless steel appliances including a new microwave, dishwasher, fridge, stove, and self-clean oven. The master suite is a true oasis, featuring tray ceilings, sliders to the pool area, a walk-in shower with stunning tile walls and floors, and a private toilet area with a shiplap accent wall. The guest bathroom showcases a beautiful handmade vanity and sink, as well as a unique wood door leading to the pool area. The home also comes equipped with a state-of-the-art Train A/C unit, new leased water system, and sprinkler irrigation. The backyard is an entertainer's dream, complete with a new pool heater, screening for the lanai, and ample space for outdoor living. Plus, save on energy bills with the owned solar panels hooked up to the electrical panel. Additional features of this home include new vinyl plank flooring throughout, a beautiful front load washer and dryer set with walnut shelving and laundry sink, a garbage disposal, reverse osmosis in the kitchen, and a new garage side door. Don't miss your opportunity to own this beautiful home in an amazing location. Schedule a private showing today!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 4 BLK 2079 45TH ADD TO PORT CHARLOTTE

**Ownership:** Fee Simple

**Homestead:** Yes

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Water Frontage:**No

**Water View:** No

**Water Access:** No

**CDD:** No

**Lot Size Acres:** 0.24

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 10,625 SqFt / 987 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Zoning:** RSF2

**Taxes:** \$2,439

**Other Exemptions:**

**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air

**Water:** Well

**Heat/Fuel:** Central

**Floor Covering:** Carpet, Vinyl

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

**Sewer:** Septic Tank

**Features**

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Foyer	First	9x10	Vinyl		
Living Room	First		Vinyl		Ceiling Fan(s)
Dining Room	First	13x11	Vinyl		
Kitchen	First	10x11	Vinyl		Breakfast Bar
Laundry	First	8x6	Vinyl		Sink - Pedestal
Master Bedroom	First	13x23	Carpet	Walk-in Closet	Ceiling Fan(s)
Master Bathroom	First	12x8	Vinyl		Dual Sinks, Granite Counters, Shower - No Tub
Bedroom 2	First	13x11	Carpet	Walk-in Closet	Ceiling Fan(s)
Bedroom 3	First	13x12	Carpet	Walk-in Closet	Ceiling Fan(s)
Bathroom 2	First	7x10	Vinyl		Tub With Shower

#### Exterior Information

**Ext Construction:** Concrete, Stucco

**Roof:** Shingle

**Ext Features:** Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sliding Doors

**Property Description:**

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No

**Monthly HOA Amount:**

**Condo Fee:**

**HOA Fee:**

**HOA Pmt Sched:**

**Other Fee:**

**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**

**Can Property be Leased:** Yes

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**06059241 6219 BONAVENTURE CT, SARASOTA, FL 34243****County:** Sarasota  
**Subdiv:** CEDAR CREEK  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$488,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 1988  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2**ADOM:** 246  
**CDOM:** 246  
**Heated Area:**  
1,859 SqFt / 173 SqM  
**Total Area:**  
**LP/SqFt:** \$262.51**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

One or more photo(s) has been virtually staged. Welcome to your dream home! Updated in 2023, this enchanting property is a must-see for anyone looking for the perfect blend of comfort and style. From the moment you step inside, you'll be captivated by the kitchen, complete with stunning cabinets, expansive counter space, and ample storage. The floor plan seamlessly blends the living and dining areas, providing the ideal space for hosting family and friends. The cozy fireplace, refreshing ceiling fan, and ample windows create a welcoming ambiance that will make you feel right at home. The main bedroom and bathroom offer a private oasis, perfect for unwinding after a long day. And when it's time to entertain, step outside to your very own backyard paradise. Lounge on the patio deck while grilling up your favorite meal, and take a dip in the sparkling in-ground pool to cool off on those hot summer days. This incredible opportunity won't last long, so don't hesitate. Schedule a showing today and make this charming house your forever home!

**Land, Site, and Tax Information****Legal Desc:** LOT 19 CEDAR CREEK UNIT 5**Ownership:** Fee Simple**Homestead:** No**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.27**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2021**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 11,976 SqFt / 1,113 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF2**Taxes:** \$1,914**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Floor Covering:** Carpet, Laminate, Tile**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Kitchen

First

8x7

Living Room

First

20x16

Master Bedroom

First

13x15

**Exterior Information****Ext Construction:** Wood Siding**Roof:** Other**Ext Features:** Other**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$75**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$6**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**D6131028 1376 BUEREAU RD, ENGLEWOOD, FL 34223**

**County:** Sarasota  
**Subdiv:** OVERBROOK GARDENS  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$545,000  
**Year Built:** 1992  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 25  
**CDOM:** 25  
**Heated Area:**  
 2,138 SqFt / 199 SqM  
**Total Area:** 2,946 SqFt / 274 SqM  
**LP/SqFt:** \$254.91

**Flood Zone Code:** AE

**Garage:** Yes **Attch:** Yes **Spcls:** 2  
**Carport:** No **Spcls:**

Two miles from Manasota Key Beach, you'll fall in love with this gorgeous oversized corner lot with STUNNING landscaping, directly across the road from Forked Creek. This waterfront neighborhood offers a community boat ramp 1/4 a mile from this beautiful home. No bridges...just right out to the Intercoastal Waterway! This home has been meticulously maintained and cared for is being sold almost completely furnished! New roof, new A/C, Storm Smart shutters, and a new solar panel for the pool all in 2021. Gorgeous vaulted ceilings, breakfast bar in the kitchen, and TWO living areas. Irrigation is supplied from the well! Enjoy the huge lanai with an oversized pool with a gorgeous and peaceful water feature that truly gives you a private oasis. For the hobbyists' out there, the garage comes complete with a workbench, garage screens, AND a hurricane rated garage door. (Not to forget to mention the 4 gorgeous Royal Palms that line the drive!!) This home will not last long. Schedule your showing today!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 98 OVERBROOK GARDENS SEC 1  
**Ownership:** Fee Simple  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.31  
**Water Frontage:** No  
**Water View:** No  
**Water Access:** Yes-Intracoastal Waterway  
**Addtl Water Info:** Forked Creek goes into Intercoastal Waterway. Boat Ramp approximately .25 mile from house, exclusive to neighborhood.

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 13,499 SqFt / 1,254 SqM  
**Waterfront Ft:** 0  
**Water Name:** FORKED CREEK  
**Water Extras:** Yes-Bridges - No Fixed Bridges

**Zoning:** RSF2  
**Taxes:** \$2,800  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air  
**Water:** Public, Well  
**Heat/Fuel:** Electric  
**Sewer:** Public Sewer  
**Floor Covering:** Carpet, Tile

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Family Room	First	24x13			
Kitchen	First	16x11			
Master Bedroom	First	19x13		Walk-in Closet	
Bedroom 2	First	13x11			
Bedroom 3	First	12x11			
Living Room	First	24x12			

#### Exterior Information

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sliding Doors

**Property Description:**  
**Foundation:** Block

#### Community Information

**HOA / Comm Assn:** Yes  
**Monthly HOA Amount:**  
**Condo Fee:**

**HOA Fee:**  
**HOA Pmt Sched:**  
**Other Fee:**  
**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**  
**Can Property be Leased:** Yes

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**County:** Sarasota**Subdiv:** BEL-AIR**Subdiv/Condo:****Beds:** 3**Baths:** 2/0**Status:** Active**List Price:** \$536,000**Year Built:** 1985**Special Sale:** None**Pool:** Private**Property Style:** Single Family Residence**Total Acreage:** 1/2 to less than 1**Garage:** Yes **Attch:** Yes **Spcs:** 1**Carport:** No **Spcs:****ADOM:** 4**CDOM:** 4**Heated Area:**

1,316 SqFt / 122 SqM

**Total Area:** 1,796 SqFt / 167 SqM**LP/SqFt:** \$407.29**Flood Zone Code:**X

Location, Location, Location!!!!, if location is important to you then don't miss this opportunity, home with caged pool, one block from Pine View School, ranked #1 in all of Florida. A few blocks from the intercoastal and several beaches such as the private beaches of Casey Key or Nokomis beach, as well as several restaurants and Tiki bars on the seashore, 12 minutes from Siesta Key Beach, named the # 1 beach in the United States. Just a short drive from downtown Sarasota and right next to great golf courses and million-dollars properties. Newly remodeled bathrooms, remodeled kitchen, new flooring on upper level and staircase, new lights, newly installed air conditioning with 10-year warranty. High ceilings, lots of lighting. All this in a lot of more than half of acre.

**Land, Site, and Tax Information****Legal Desc:** LOT 5 BLK A BEL AIR**Ownership:** Fee Simple**Homestead:** No**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:** 100x232 **Lot Size Acres:** 0.53**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 23,191 SqFt / 2,155 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF1**Taxes:** \$4,448**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Water:** Public**Heat/Fuel:** Central, Electric**Floor Covering:** Porcelain Tile, Vinyl**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Living Room

First

26x13

Porcelain Tile

Kitchen

First

12x9

Master Bedroom

First

13x11

Built-in Closet

Bedroom 1

Second

15x11

Built-in Closet

Bedroom 2

Second

12x11

Built-in Closet

**Exterior Information****Ext Construction:** Wood Frame**Roof:** Shingle**Ext Features:** Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** No**HOA Fee:****HOA Pmt Sched:****Mo Maint\$(add HOA):****Monthly HOA Amount:****Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**C7477121 2314 S CHAMBERLAIN BLVD, NORTH PORT, FL 34286**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 08  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$530,000  
**Year Built:** 2020  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 13  
**CDOM:** 13  
**Heated Area:**  
 1,660 SqFt / 154 SqM  
**Total Area:** 2,404 SqFt / 223 SqM  
**LP/SqFt:** \$319.28

**Flood Zone Code:** X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Why go through the hassle of building when you can move right into this home built in 2020 with all the upgrades and features you could want in your new home. This tastefully appointed 3 bedroom, 2 bath heated saltwater pool home offers open floor plan with great room concept with soaring volume ceilings, recessed lighting and decorator light and fan fixtures, tile flooring in main living areas, and blinds throughout. As you enter the great room your eyes will be drawn to the sliders that will lead you to the brick paved lanai and pool area with view of private fenced back yard. Fully equipped kitchen is a chef's dream with stainless appliances, granite counters, rich wood cabinetry, pantry, and long breakfast bar that opens to the main living area and pass through window to lanai and pool area for easy entertaining. Master suite has walk in closet and private en suite bath that entices you to linger and relax with garden soaking tub, his and hers sinks with granite counters and wood cabinetry, and custom glass framed and tiled shower. Enjoy your leisure time in your heated saltwater pool surrounded by a brick paved extended deck and open patio overlooking your private, park-like back yard with lush tropical shrubs. Even the 12 by 20 storage building is tastefully appointed with the appearance of a quaint country barn complete with finished painted walls and vinyl wood plank flooring! Add AC and you have the perfect home office, workshop, or media room. Other key features include public water & sewer, irrigation system, storm shutters, and impact resistant windows. Spacious dedicated laundry room is equipped with front load washer & dryer, long counter, and overhead cabinets providing ample storage and work space. Inviting curb appeal with landscape curbing and decorative rock, mature palms and tropical foliage, and pillared front entry. Located in the up-and-coming community of North Port, you are close to I-75 with Sarasota and Tampa to the North and Fort Myers and Naples to the South. You are minutes from the Coco Plum Shopping Plaza, Tampa Bay Rays spring training stadium, Port Charlotte Town Center Mall, Restaurants, Fishing, Golfing and some of Southwest Florida's #1 named beaches in the US. So what are you waiting for? Come pick up your piece of paradise today!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 8 BLK 230 8TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.23  
**Water Frontage:** No  
**Water View:** No  
**Water Access:** No

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$5,644  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

A/C: Central Air		Heat/Fuel: Central, Electric		Floor Covering: Brick/Stone, Carpet, Tile	
Water: Public		Sewer: Public Sewer			
Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Great Room	First	12x14	Tile		Ceiling Fan(s)
Dining Room	First	8x11	Tile		
Kitchen	First	10x14	Tile		Breakfast Bar, Granite Counters, Pantry
Master Bedroom	First	15x17	Carpet	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom
Master Bathroom	First	9x10	Tile		Dual Sinks, Garden Bath, Granite Counters, Tub with Separate Shower Stall
Bedroom 2	First	11x14	Carpet	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	11x11	Carpet	Built-in Closet	Ceiling Fan(s)
Balcony/Porch/Lanai	First	10x18	Brick/Stone		Ceiling Fan(s)

#### Exterior Information

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sliding Doors, Storage

**Property Description:**  
**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No **HOA Fee:** **HOA Pmt Sched:** **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes

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**C7477714 2270 CHARLESTON PARK DR, NORTH PORT, FL 34287**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 52  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$519,800  
**Year Built:** 2001  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 4  
**CDOM:** 4  
**Heated Area:**  
 1,836 SqFt / 171 SqM  
**Total Area:** 2,492 SqFt / 232 SqM  
**LP/SqFt:** \$283.12

**Flood Zone Code:** X,AE

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to your dream oasis in North Port, FL, nestled within the gated community of Charleston Park and situated on a premium lakefront lot!. This stunning pool home boasts 3 spacious bedrooms, 2 bath & 2 car garage with a den/office, providing you with the perfect blend of comfort and elegance. As you approach this picturesque property, you'll immediately notice the meticulous attention to detail evident in its beautifully landscaped surroundings. The paver driveway leads you up to the rock flower beds surrounded by lush greenery, vibrant flowers, and towering palm trees creating a serene and inviting atmosphere. (New roof - Aug. 2022 and new 50 gal water heater - March 2023) As you walk through the gorgeous glass double door entry you are greeted by the open-concept floor plan that effortlessly connects the living, dining, and kitchen areas, making it ideal for both entertaining guests and relaxing with loved ones. The 12.5 foot cathedral ceilings, plant shelves, and large ceramic tile really elevate the space. The kitchen is a chef's delight, featuring sleek granite countertops, glass tile backsplash, stainless steel appliances (dishwasher & refrigerator 2021), double oven, raised white cabinets with ample cabinet space, and a convenient bar with extra space for seating. There is also an eat-in nook area with granite countertop, serving station and added cabinetry! Perfect for a coffee/beverage bar! The large windows and recessed & pendant lighting make the space really bright and airy. Adjacent to the kitchen, the spacious living room invites you to unwind and enjoy cozy evenings with the family. Large glass sliding doors bathe the room in natural light, offering breathtaking views of the sparkling pool and serene lake beyond. The master bedroom retreat is a generous space featuring bamboo flooring, tray ceilings, and beautiful French doors leading out to the pool patio. The en-suite bathroom is complete with a luxurious soaking tub, a separate Roman shower, dual vanity sinks with granite countertops, separate water closet, a linen closet, and the large walk-in closet. Two additional bedrooms provide ample space for family members or guests, ensuring everyone has their own private haven. There is also a large den/office that has potential to be anything you want- an extra bedroom, workout space, or even an extra living space. The guest bathroom features a tiled shower/tub combination with a window that brings in lots of natural light. Step outside onto the expansive screened paver lanai and discover your very own tropical paradise. The shimmering heated pool beckons you to take a refreshing dip, while the sprawling deck offers plenty of space for sunbathing and lounging. (Pool was resurfaced in April 2023 and new pool pump July 2023) There is also a convenient outdoor shower. Immerse yourself in the captivating lake views, marveling at the beauty of nature in your own backyard that is beautifully landscaped to match the front with the rock garden and cement curbing. You'll enjoy a prime location that combines the tranquility of a suburban lifestyle with convenient access to urban amenities. Explore nearby shopping centers, restaurants, entertainment venues, and pristine Gulf Coast beaches just a short drive away. Don't miss the opportunity to make this lakefront retreat your forever home! Furniture negotiable! Schedule your private tour today.

#### Land, Site, and Tax Information

**Legal Desc:** LOT 9 BLK 2625 52ND ADD TO PORT CHARLOTTE

**Ownership:** Fee Simple

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Lot Size Acres:** 0.24

80x125x85x125

**Water Frontage:** Yes-Lake

**Water View:** Yes-Lake

**Water Access:** No

**Addtl Water Info:** Peaceful, serene view of the lake & community Gazebo

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 10,293 SqFt / 956 SqM

**Zoning:** RSF2

**Taxes:** \$5,175

**Other Exemptions:** No

**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Central

**Floor Covering:** Bamboo, Ceramic Tile, Laminate

**Water:** Public

**Sewer:** Public Sewer

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

**Features**

Great Room

First

20x15

Ceramic Tile

Ceiling Fan(s)

Kitchen

First

18x11

Ceramic Tile

Other - Specify In Remarks

Dinette

First

10x9

Ceramic Tile

Dining Room

First

13x12

Laminate

Study/Den

First

15x11

Ceramic Tile

Ceiling Fan(s)

Laundry

First

6x6

Ceramic Tile

Master Bedroom

First

15x14

Bamboo

Ceiling Fan(s)

Bedroom 2

First

12x10

Carpet

Ceiling Fan(s)

Bedroom 3

First

14x10

Carpet

Ceiling Fan(s)

Balcony/Porch/Lanai

First

38x30

Brick/Stone

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** French Doors, Other, Outdoor Shower, Sidewalk, Sliding Doors

**Property Description:**

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** Yes

**HOA Fee:** \$280

**HOA Pmt Sched:** Quarterly

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$93

**Other Fee:**

**Condo Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

**Pet Restrictions:** Check with association for allowable breeds, must be leashed.

**Max Pet Wt:**

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**D6129163 1008 N CYPRESS POINT DR, VENICE, FL 34293**

**County:** Sarasota  
**Subdiv:** VENICE GARDENS  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$535,000  
**Year Built:** 1979  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 143  
**CDOM:** 143  
**Heated Area:**  
 2,090 SqFt / 194 SqM  
**Total Area:** 3,075 SqFt / 286 SqM  
**LP/SqFt:** \$255.98

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Dive right in! You have found your piece of Florida paradise, located in the popular golfing and tennis community of the Jacaranda Golf and Country Club. Enjoy all that heart of Venice has to offer close to golfing, beaches, tennis, sun, shopping, dining, and I-75. Drive down the end of the cul-de-sac and up to your new home featuring mature landscaping and a custom entryway to welcome you! Have a magnificent pool view immediately as you walk through the front doors. Sliding glass doors access the screened in lanai and pool area from not only the living room, but also the family room and master bedroom suite. A passthrough from the kitchen comes in handy when entertaining your family and friends around the pool with the grill fired up. Or spend a quiet morning relaxing with a cup of coffee listening to the birds. No Flood Insurance Required here and it's on City Water & Sewer. Low HOA fees, no CDD! This home will sell fast, so make your appointment today!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 33162 VENICE GARDENS UNIT 33  
**Ownership:** Fee Simple  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 82X125 **Lot Size Acres:** 0.23  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,188 SqFt / 946 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$3,947  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

<b>A/C:</b> Central Air		<b>Heat/Fuel:</b> Central, Electric		<b>Floor Covering:</b> Carpet, Ceramic Tile	
<b>Water:</b> Public				<b>Sewer:</b> Public Sewer	
<b>Room Type</b>	<b>Level</b>	<b>Approx Dim</b>	<b>Flooring</b>	<b>Bedroom Closet Type</b>	<b>Features</b>
Kitchen	First	9x13	Ceramic Tile		Ceiling Fan(s), Closet Pantry
Family Room	First	13x18	Carpet		Ceiling Fan(s)
Dinette	First	10x8	Ceramic Tile		
Living Room	First	14x15	Carpet		Ceiling Fan(s)
Dining Room	First	11x15	Carpet		
Master Bedroom	First	12x23	Carpet	Walk-in Closet	Ceiling Fan(s), Makeup/Vanity Space, Walk-In Closet(s)
Master Bathroom	First	5x12	Ceramic Tile		Shower - No Tub
Bedroom 2	First	12x12	Carpet		Ceiling Fan(s)
Bedroom 3	First	11x12	Carpet		Ceiling Fan(s)
Bathroom 2	First	7x9	Ceramic Tile		Tub With Shower
Laundry	First	5x7	Ceramic Tile		

#### Exterior Information

**Ext Construction:** Block, Brick, Cedar, Stucco  
**Roof:** Other, Shingle  
**Ext Features:** Irrigation System, Lighting, Outdoor Shower, Sliding Doors

**Property Description:**  
**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** Yes **HOA Fee:** \$475 **HOA Pmt Sched:** Annually **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** \$40 **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes

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**C7476138 5604 DOUGLAS RD, NORTH PORT, FL 34288**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 49  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$474,700  
**Year Built:** 2020  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 46  
**CDOM:** 46  
**Heated Area:**  
 1,534 SqFt / 143 SqM  
**Total Area:** 2,183 SqFt / 203 SqM  
**LP/SqFt:** \$309.45

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Elegant 2020 built 3 bedroom, 2 bath, 2 car garage split plan home with heated in-ground pool & spa with expanded brick paver patio, impact windows & doors, whole house reverse osmosis purification system, & crown molding in all the main living areas! ADT security system & cameras included. Impressive waterproof vinyl plank flooring throughout the entire home! This lovely home has an open concept with a large granite center island countertop, pendant lighting & decorative backsplash! Impressive tray ceiling in the great room with crown molding design. French design sliding impact doors lead out to the pool patio! The master bedroom also has tray ceilings with crown molding, a large walk-in closet and private bathroom offering a large walk-in shower with decorative wall tile up to ceiling, granite vanity top & wood cabinetry! The home is painted in neutral gray tones with white trim! The location is close to shopping, schools, I-75 entrance and just a 20 minute drive to the beautiful white sandy gulf beaches! Lovely home! Nothing to do on this one, it is all done for you! Call today for your private viewing!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 79 BLK 2458 49TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 80x125  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**CDD:** No  
**Lot Size Acres:** 0.23

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$5,468  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air  
**Water:** Well  
**Heat/Fuel:** Central  
**Sewer:** Septic Tank  
**Floor Covering:** Vinyl

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	22x13	Vinyl		
Dining Room	First	12x7	Vinyl		
Kitchen	First	11x10	Vinyl		
Master Bedroom	First	17x14	Vinyl		
Bedroom 2	First	11x10	Vinyl		
Bedroom 3	First	11x10	Vinyl		
Laundry	First	7x6	Vinyl		
Balcony/Porch/Lanai	First	16x11	Brick/Stone		

#### Exterior Information

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Lighting, Rain Gutters, Sliding Doors  
**Property Description:**  
**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**  
**HOA Fee:**  
**HOA Pmt Sched:**  
**Other Fee:**  
**Monthly Condo Fee:**  
**Mo Maint\$(add HOA):**  
**Can Property be Leased:** Yes

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**A4574842 4160 EASTWOOD DR, SARASOTA, FL 34232****County:** Sarasota  
**Subdiv:** TAMARON  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0**Status:** Active  
**List Price:** \$545,000  
**Year Built:** 1980  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 11  
**CDOM:** 11  
**Heated Area:**  
1,740 SqFt / 162 SqM  
**Total Area:** 2,621 SqFt / 244 SqM  
**LP/SqFt:** \$313.22**Flood Zone Code:**x, a**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

This stunning three bedroom residence offers the perfect combination of comfort and serenity. As you arrive, the paver driveway and tile roof immediately showcase the quality that defines this home. Natural light floods the living space through the triple sliding glass doors. The open and inviting layout has a seamless flow that brings the outside in! Step outside to your private retreat, where a sparkling pool awaits. Enjoy the peaceful pond view and shady oak trees that host an abundance of birds and wildlife. The huge lanai is a haven where you can relax. Stylishly updated kitchen features tall shaker cabinets, colorful countertops and pantry with storage galore. There is even a built in desk! Double dining areas provide for casual or formal entertaining. A pocket door closes off the bedroom wing for privacy. Primary suite opens to pool and lanai area. An attached two car garage features an extra nook for all your toys. Interior laundry room. Ideally located in the Tamaron subdivision just moments away from downtown Sarasota and directly adjacent to the Legacy Trail. The nearby Pinecraft neighborhood offers specialty dining and shops. Highly rated school districts. Easy drive to Siesta or Lido Beach, or St. Armand's Circle. Hurry! Opportunity is knocking...

**Land, Site, and Tax Information****Legal Desc:** LOT 18 BLK 2 TAMARON UNIT 5**Ownership:** Fee Simple**Homestead:** Yes**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.24**Water Frontage:**Yes-Pond**Water View:** Yes-Pond**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 10,602 SqFt / 985 SqM**Waterfront Ft:** 119**Water Name:****Water Extras:** No**Zoning:** RSF3**Taxes:** \$2,205**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Floor Covering:** Carpet, Tile**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Great Room

First

22x12

Tile

Kitchen

First

11x12

Tile

Master Bedroom

First

16x12

Carpet

Walk-in Closet

Desk Built-In

Shower - No Tub

Dining Room

First

10x9

Tile

Dinette

First

12x10

Tile

Bedroom 2

First

11x10

Carpet

Built-in Closet

Bedroom 3

First

14x10

Carpet

Built-in Closet

Inside Utility

First

11x6

Tile

Balcony/Porch/Lanai

First

**Exterior Information****Ext Construction:** Stucco**Roof:** Tile**Ext Features:** Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$150**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$13**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**C7476946 1193 FITZGERALD RD, NORTH PORT, FL 34288**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 49  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$530,000  
**Year Built:** 2012  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 20  
**CDOM:** 20  
**Heated Area:**  
 1,860 SqFt / 173 SqM  
**Total Area:** 2,649 SqFt / 246 SqM  
**LP/SqFt:** \$284.95

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

BEAUTIFUL 3 Bedroom, 2 Bathroom + Bonus Room, 2 Car garage HEATED POOL Home on a DOUBLE LOT located in North Port. NO HOA & NO FLOOD REQUIRED! CLICK ON THE VIRTUAL TOUR LINK 1 FOR THE VIDEO AND VIRTUAL LINK 2 FOR THE 3D TOUR. This home features a bright and open split floor plan, tile flooring through out, vaulted ceilings and MUCH MORE! The open living room is perfect for entertaining friends and family with a near by bonus room with endless opportunities for use. The kitchen offers a Reverse Osmosis system, ALL stainless steel appliances, plenty of counter space, tile backsplash, pantry, breakfast bar and off kitchen dining room. The spacious master bedroom has a walk-in closet and an en suite bathroom with a walk-in shower, dual sink vanity and linen closet. The guest bedrooms are good sized and are close to the guest bathroom with a walk-in shower. Enjoy the sunshine out on the lanai or cool down with a dip in your private pool. The backyard is fully fenced with chain link fencing and two gates for access. 2023 ROOF - RAIN GUTTERS - 2023 EXTERIOR PAINTED - 2022 POOL PUMP/HEATER - UPDATED SHOWERS - ELECTRIC FOR GENERATOR HOOK UP. Close to local shopping, dining, and other amenities. Short drive to I-75, The North Port Aquatic Center, and The Charlotte Sports Park welcoming the Tampa Bay Rays and Charlotte Stone Crabs. Schedule your showing TODAY!

#### Land, Site, and Tax Information

**Legal Desc:** LOTS 25 & 26, BLK 2449, 49TH ADD TO PORT CHARLOTTE BEING SAME LANDS AS Zoning: RSF2  
 DESC IN ORI 2021225340 & 2022026575

**Ownership:** Fee Simple

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:** 160x125

**Lot Size Acres:** 0.46

**Water Frontage:**No

**Water View:** No

**Water Access:** No

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 20,000 SqFt / 1,858 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Taxes:** \$4,236

**Other Exemptions:**

**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Central, Electric

**Floor Covering:** Tile

**Water:** Well

**Sewer:** Septic Tank

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

**Features**

Kitchen

First

11x14

Tile

Bonus Room

First

11x13

Tile

Living Room

First

16x18

Tile

Ceiling Fan(s)

Dining Room

Basement

11x11

Tile

Master Bedroom

First

12x15

Tile

Walk-in Closet

Ceiling Fan(s)

Bedroom 2

First

11x14

Tile

Built-in Closet

Ceiling Fan(s)

Bedroom 3

First

11x14

Tile

Built-in Closet

Ceiling Fan(s)

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** Hurricane Shutters, Lighting, Rain Gutters, Sliding Doors

**Property Description:**

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No

**HOA Fee:**

**HOA Pmt Sched:**

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:**

**Other Fee:**

**Condo Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

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**N6127585 4223 FONSIKA AVE, NORTH PORT, FL 34286**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 11  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$568,000  
**Year Built:** 2003  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 8  
**CDOM:** 8  
**Heated Area:**  
 2,051 SqFt / 191 SqM  
**Total Area:** 2,843 SqFt / 264 SqM  
**LP/SqFt:** \$276.94

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to your piece of Florida paradise! This beautiful home features a private heated POOL, 3 bedrooms, 2 bathrooms and 2 car garage. 2,843 sqft under roof. Upon entering the home you will enjoy the high ceilings and a large and spacious open concept floor plan, perfect for entertaining! Convenient flow from living to kitchen to dining and spacious bedrooms, large closets and bathrooms. Enjoy a spacious patio with a large caged pool area looking over a beautiful, partially fenced backyard, oaks and palm trees. Recently installed luxury vinyl flooring throughout the home with additional tile in the entry way, kitchen, bathrooms and laundry room. MOVE-IN READY with most of the new indoor and outdoor furniture, appliances and decorations conveying. Newly updated lighting fixtures throughout the home, freshly painted interior walls and faucets in kitchen and bathrooms. Master suite features large walk in closets, bath with dual sinks, garden tub, shower and linen closet. NEW ROOF and pool HEAT PUMP installed in 2018. Recently updated new kitchen counter tops, stainless steel appliances and REVERSE OSMOSIS WATER SYSTEM. New AIR CONDITIONER/heat system that's still under warranty installed in 2020. Pool cage fully rescreened and re supported in 2020. Pool is plumbed for water supply to fountain if desired. Home is located in a beautiful, quiet, family friendly, nicely developed neighborhood with NO HOA's, NO CDD's, NO DEED RESTRICTIONS. NO FLOOD INSURANCE required located in an X FLOOD ZONE. Such a GREAT LOCATION near convenience of town and shopping, Florida's best beaches, I-75, golfing, public boat ramps, marinas, physicians, water park and much more!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 12 BLK 520 11TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 80x125  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**CDD:** No  
**Lot Size Acres:** 0.23

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$5,373  
**Other Exemptions:**  
**Subdiv/Condo:**

**Interior Information**

<b>A/C:</b> Central Air		<b>Heat/Fuel:</b> Central, Electric		<b>Floor Covering:</b> Ceramic Tile, Vinyl	
<b>Water:</b> Well				<b>Sewer:</b> Septic Tank	
<b>Room Type</b>	<b>Level</b>	<b>Approx Dim</b>	<b>Flooring</b>	<b>Bedroom Closet Type</b>	<b>Features</b>
Balcony/Porch/Lanai	First	13x24	Concrete		
Master Bedroom	First	13.2x16.6	Vinyl	Walk-in Closet	
Master Bathroom	First	13.3x20	Ceramic Tile		
Bedroom 2	First	11.6x11.3	Vinyl		
Bedroom 3	First	11.1x12.1	Vinyl		
Bathroom 2	First	5x8	Ceramic Tile		
Kitchen	First	12x13	Ceramic Tile		
Living Room	First	13.8x25.6	Vinyl		
Great Room	First	14.2x27.3	Vinyl		
Dining Room	First	10x9.9	Vinyl		
Laundry	First	6x6.8	Ceramic Tile		

**Exterior Information**

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** French Doors  
**Property Description:**  
**Foundation:** Block, Slab

**Community Information**

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**  
**HOA Fee:**  
**HOA Pmt Sched:**  
**Other Fee:**  
**Monthly Condo Fee:**  
**Mo Maint\$(add HOA):**  
**Can Property be Leased:** Yes

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**A4576003 1318 GEORGETOWNE CIR, SARASOTA, FL 34232****County:** Sarasota  
**Subdiv:** GEORGETOWNE  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$500,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 1983  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 2  
**CDOM:** 2  
**Heated Area:**  
1,799 SqFt / 167 SqM  
**Total Area:** 2,891 SqFt / 269 SqM  
**LP/SqFt:** \$277.93**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

This property is part of the Community Housing Trust of Sarasota County program. Home must be sold to an Owner Occupant and may not be sold to an Investor. A 5 minute drive to highway I-75 and under 30 minutes to Siesta Key Beach. Also in close proximity to Fruitville Rd brings you the convenience of having shopping and dining options at your doorstep. From supermarkets, to a variety of restaurants catering to different tastes, this location can make your life easier and more enjoyable. With its location and charm, this property provides an exceptional opportunity for those seeking a comfortable and convenient, lifestyle. Don't miss this chance to create your dream life in this inviting residence!

**Land, Site, and Tax Information****Legal Desc:** LOT 66 BLK A GEORGETOWNE UNIT 2**Ownership:** Fee Simple**Homestead:** Yes**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.23**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 10,064 SqFt / 935 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF2**Taxes:** \$4,280**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Floor Covering:** Carpet, Ceramic Tile, Laminate**Water:** None**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Master Bedroom

First

12x14

Carpet

Built-in Closet

Shower - No Tub

Balcony/Porch/Lanai

First

13x30

Concrete

Master Bathroom

First

11x12

Laminate

Kitchen

First

20x18

Ceramic Tile

Living Room

First

Laminate

Great Room

First

11x15

Carpet

Bedroom 2

First

13x11

Laminate

Built-in Closet

Bedroom 3

First

Laminate

Built-in Closet

Bathroom 2

First

Laminate

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Ext Features:** Rain Gutters, Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$100**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$8**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** No

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**A4576114 1510 GEORGETOWNE LN, SARASOTA, FL 34232****County:** Sarasota  
**Subdiv:** GEORGETOWNE  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$549,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 1979  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 0  
**CDOM:** 0  
**Heated Area:**  
1,362 SqFt / 127 SqM  
**Total Area:** 2,216 SqFt / 206 SqM  
**LP/SqFt:** \$403.08**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

This 3 bedroom, 2 bath home, in the well-established neighborhood of Georgetowne, is ready for a new owner who wants to create their own piece of paradise. As you enter, you'll notice the great flow of space. A Great Room floor plan with vaulted ceilings combines a spacious living room and dining room with a separate kitchen overlooking the pool and backyard. The kitchen has a new dishwasher, enough space to have an eat in area. There is access to the lanai from the kitchen so you can enjoy your morning coffee indoors or out, depending on the weather. Large Master suite with Updated Bath. New Washer and Dryer. New hurricane Impact Windows in 2014. New Roof in 2020. New Pool Heater in 2021. New PVC Privacy Fence in 2023. Freshly painted inside, outside and pool deck. Fresh landscaping with outdoor lighting. This home has been well cared for and shows pride of ownership. The HOA fees are low. Close to shopping at UTC Mall, grocery stores, great dining with easy access to I-75, Downtown and the new Bayfront Park!

**Land, Site, and Tax Information****Legal Desc:** LOT 12 BLK C GEORGETOWNE UNIT 1  
**Ownership:** Fee Simple  
**Homestead:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:**  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No**CDD:** No  
**Lot Size Acres:** 0.23**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,062 SqFt / 935 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No**Zoning:** RSF2  
**Taxes:** \$4,789  
**Other Exemptions:**  
**Subdiv/Condo:****Interior Information****A/C:** Central Air  
**Water:** Public  
**Heat/Fuel:** Central, Electric  
**Floor Covering:** Ceramic Tile  
**Sewer:** Public Sewer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Master Bedroom	First	16x11			
Bedroom 2	First	12x11			
Bedroom 3	First	11x10			
Dining Room	First	8x8			
Kitchen	First	11x9			
Living Room	First	21x16			
Balcony/Porch/Lanai	First	27x12			

**Exterior Information****Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** French Doors, Irrigation System, Lighting**Property Description:**  
**Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes  
**Monthly HOA Amount:** \$8  
**Condo Fee:****HOA Fee:** \$100**HOA Pmt Sched:** Annually  
**Other Fee:**  
**Monthly Condo Fee:****Mo Maint\$(add HOA):****Can Property be Leased:** Yes

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**06108140 416 GULF BREEZE BLVD, VENICE, FL 34293**

**County:** Sarasota  
**Subdiv:** VENICE EAST 3RD ADD  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$569,750  
**Year Built:** 1978  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 70  
**CDOM:** 70  
**Heated Area:**  
 1,963 SqFt / 182 SqM  
**Total Area:** 1,963 SqFt / 182 SqM  
**LP/SqFt:** \$290.24

**Flood Zone Code:** AE

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Discover this modern oasis with a well Done open concept, 3 bed split floor plan. Immediately upon entering take note of the high grade quartz countertops, waterfall finish, solid color for shaker cabinetry, and gold accents adorning the high-end kitchen. upgraded Stainless steel appliances and luxury vinyl flooring blend elegance and function, while updated bathrooms showcase beautiful shaker vanities with golden accents, and a double sink in the main bedroom. This 3-bedroom pool home is nestled in a tranquil oasis featuring palm trees with a meticulously maintained landscape and keypad entry. The spacious owner's suite offers pool access and a walk-in glass door shower with Faux - Carrara Tile. With a new HVAC system, garage door, and proximity to stunning beaches and amenities, this gem is your ideal Florida retreat. Experience the 3D virtual walkthrough, and request your showing today to fully appreciate this beautifully updated home!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 17 BLK 39 VENICE EAST 3RD ADD  
**Ownership:** Fee Simple  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.22  
**Water Frontage:** No  
**Water View:** No  
**Water Access:** No

**Zoning:** RSF2  
**Taxes:** \$3,720  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 9,600 SqFt / 892 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Interior Information**

**A/C:** Central Air **Heat/Fuel:** Central **Floor Covering:** Vinyl  
**Water:** Public **Sewer:** Public Sewer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Master Bedroom	First	13x17	Vinyl	Walk-in Closet	
Kitchen	First	12x10	Vinyl		
Great Room	First	15x26	Vinyl		
Living Room	First	15x26	Vinyl		
Bedroom 2	First	13x11	Vinyl	No Closet	
Bedroom 3	First	11x20	Vinyl	No Closet	

**Exterior Information**

**Ext Construction:** Block, Concrete **Property Description:** Walk-Up  
**Roof:** Shingle **Foundation:** Slab  
**Ext Features:** Sliding Doors

**Community Information**

**HOA / Comm Assn:** No **HOA Fee:** **HOA Pmt Sched:** **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** **Other Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Condo Fee:**

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**N6125939 158 HOURGLASS DR, VENICE, FL 34293**

**County:** Sarasota  
**Subdiv:** HOURGLASS LAKE ESTATES  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$519,000  
**Year Built:** 1984  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 100  
**CDOM:** 100  
**Heated Area:**  
 1,927 SqFt / 179 SqM  
**Total Area:** 2,776 SqFt / 258 SqM  
**LP/SqFt:** \$269.33

**Flood Zone Code:** AE

**Garage:** Yes **Attch:** Yes **Spcls:** 2  
**Carport:** No **Spcls:**

MOTIVATED SELLER! BRAND NEW ROOF WITH TRANSFERABLE WARRANTY FOR THE NEW OWNER! LARGE 30 FEET LONG BY 17 FEET WIDE INGROUND POOL HOME! FULLY PRIVATE CORNER LOT ! RANCH STYLE HOME ! NEWLY PAINTED LARGE DRYWAY AND POOL DECK! LAKE VIEW! MINUTES AWAY FROM A BEUTIFUL MANASOTA BEACH! MINUTES AWAY FROM BRAND NEW SARASOTA/VENICE MEMORIAL HOSPITAL! Less than a mile away from WALLMART, CVS, WALGREENS ,ACE HARDWARE, PUBLIX AND HOME DEPO ! HOUSE OF YOUR DREAMS WITH A LOW HOA - \$33 a month in VENICE! Beautiful POOL home in Hourglass Lakes Estates 3 bedroom with the split floor plan, office room overlooking the pool and the lake. 2 UPGRADED bathrooms, 2 car garage home on a large corner lot. POOL HAS CHILD GATES FOR SAFETY! FRESLY REPAINTED. This floor plan features a great room with beamed cathedral ceilings ! House features 2 TURBINE WIRLYBIRD ATIS VENTILATORS on the ROOF. Upgrades include crown molding, flooring, bathrooms, and a beautifully updated kitchen with wood cabinetry. Three sets of pocket-sliders open to the large pool with covered lanai, a great space for entertaining. Enjoy the outdoors on the patio that features a fire pit and outdoor shower on the pool deck & enjoy the view of the lake. The large lot boasts additional privacy. Updates include: AC 2022, water heater 2018, NEW HOUSE GENERATOR included, washer/dryer 2022, sprinkler 2020, NEW POOL MOTOR and FILTER. Minutes from I-75 & Tamiami Trail! Convenient to Florida's best beaches, golfing, public boat ramps, marinas, shopping, physicians, water park, Atlanta Braves Practice Stadium, Historic Riverfront Downtown Venice, Nokomis and Sarasota, etc. All information deemed reliable, but not guaranteed; buyer to confirm all. Call today to schedule your showing.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 31 HOURGLASS LAKE ESTATES

**Ownership:** Fee Simple

**Homestead:** Yes

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Water Frontage:** No

**Water View:** Yes-Lake

**Water Access:** No

**CDD:** No

**Lot Size Acres:** 0.43

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 18,800 SqFt / 1,747 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Zoning:** RSF3

**Taxes:** \$3,402

**Other Exemptions:**

**Subdiv/Condo:**

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central, Electric

**Floor Covering:** Bamboo, Carpet, Concrete, Laminate, Porcelain Tile, Tile

**Water:** Public

**Sewer:** Public Sewer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Kitchen	First	12.6x9.9			
Dining Room	First	13.8x10.11			
Great Room	First	24.4x26			
Master Bedroom	First	12.4x12.8			
Master Bathroom	First	12.4x12.8			
Bathroom 2	First	10.8x4.11			
Bedroom 2	First	12.7x10.8			
Bedroom 3	First	14.3x13.2			

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** Irrigation System, Outdoor Shower, Sliding Doors

**Property Description:**

**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** Yes

**HOA Fee:** \$400

**HOA Pmt Sched:** Annually

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$33

**Other Fee:**

**Condo Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

**Pet Restrictions:** See HOA Documents

**Max Pet Wt:**

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**C7474051 1458 JUSTICA ST, NORTH PORT, FL 34288**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 49  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$475,900  
**Year Built:** 2005  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 92  
**CDOM:** 92  
**Heated Area:**  
 2,054 SqFt / 191 SqM  
**Total Area:** 2,753 SqFt / 256 SqM  
**LP/SqFt:** \$231.69

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

PRICE REDUCED!! Wow! Will be your reaction when you enter this charming Pool Home through the screened porch leading to the double door entry. This home has an open floor plan with high ceilings, 3 Bedrooms PLUS den, 2 Full Baths and attached 2 Car Garage. Updated kitchen with granite and stainless steel appliances, raised panel cabinets, large breakfast bar plus pantry for extra storage. Enormous master suite has luxurious master bathroom with center stage garden tub and dual entrance Roman shower, granite countertop, dual sinks and two large walk-in closets. NEW ROOF 2023. NEW marble look tile floors throughout living area and NEW carpet in bedrooms. Oversized pool deck has sliding doors from master bedroom, great room and dining area. Guest bathroom has access to pool deck. Close to shopping, beaches and Atlanta Braves Stadium. Call to schedule your viewing today!!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 3 BLK 2438 49TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.23  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$2,475  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

A/C: Central Air		Heat/Fuel: Electric		Floor Covering: Carpet, Tile	
Water: Well				Sewer: Septic Tank	
Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Great Room	First	19x16	Tile		
Study/Den	First	11x10	Tile		
Kitchen	First	12x12	Tile		Pantry
Dinette	First	15x13	Tile		
Master Bedroom	First	25x14	Carpet		
Bathroom 2	First	11x11	Tile		
Bathroom 3	First	11x11	Tile	Walk-in Closet	Walk-In Closet(s)
Master Bathroom	First	11x13	Tile		Tub With Shower

#### Exterior Information

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Hurricane Shutters, Sliding Doors, Sprinkler Metered

**Property Description:**  
**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No **HOA Fee:** **HOA Pmt Sched:** **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Pet Restrictions:** Follow County Code for domestic, farm animals, and exotic pets **Max Pet Wt:**

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**A4574958 6261 KEATING AVE, NORTH PORT, FL 34291**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 30  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$499,900  
**Year Built:** 2004  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 12  
**CDOM:** 12  
**Heated Area:**  
 1,728 SqFt / 161 SqM  
**Total Area:** 2,545 SqFt / 236 SqM  
**LP/SqFt:** \$289.29

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to your dream home in North Port! This 3-bedroom, 2-bathroom, 2-car garage pool home is an absolute gem that exudes elegance and privacy and is the best well kept home in Northport will stunning kerb appeal. Step inside and prepare to be amazed! The interior has been tastefully painted and adorned with hard-wearing hardwood floors and sleek modern tile flooring throughout the main living areas and bedrooms. Every step you take will feel luxurious and comfortable. The gourmet kitchen is an absolute showstopper, leaving you breathless with its beauty. Complete with stainless-steel appliances, this kitchen is a chef's dream, complimented with exquisite granite countertops that adds a touch of sophistication and class to your culinary adventures. When it's time to entertain, the rear lanai beckons you. This expansive outdoor space is the perfect venue for hosting memorable gatherings. Whether you want to bask in the sun by the sparkling pool or enjoy the shade under the large covered lanai, this patio is simply magnificent. Your guests will be in awe of the sheer size and grandeur of this entertainment area. Location is key, and this home is settled in a highly sought-after area. Nestled away from the hustle and bustle, yet conveniently close to all amenities, you'll have the best of both worlds. Within minutes, you can hop onto the highway or major roadways, making commuting a breeze. Plus, being centrally located in North Port allows for exciting day trips to explore nearby destinations such as Naples, Sarasota, Tampa, Miami, and everything in between! Here's the cherry on top: this property is non-deed restricted, and the City of North Port doesn't impose rental restrictions. That means you have the flexibility to live comfortably in your dream home year-round or choose to stay seasonally while leasing or offering it as a vacation rental. You can even offset expenses and generate income when you're not enjoying it yourself. The possibilities are endless! This house has endless updates done on this and no expense has been spared, new roof Dec 2022, AC 5yrs old, well pump 2yrs old, new water filtration system May 2023 which was \$20k and water heater is 3 yrs old. Don't miss out on this incredible opportunity to make this house your home. Schedule your private showing today and be prepared to fall in love. Your dream lifestyle awaits, and all that's missing is YOU!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 3 BLK 1474 30TH ADD TO PORT CHARLOTTE

**Ownership:** Fee Simple

**Homestead:** Yes

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Water Frontage:**No

**Water View:** No

**Water Access:** No

**CDD:** No

**Lot Size Acres:** 0.23

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 10,000 SqFt / 929 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Zoning:** RSF2

**Taxes:** \$1,748

**Other Exemptions:**

**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air

**Water:** Well

**Room Type**

Master Bedroom

Living Room

Kitchen

**Level**

First

First

First

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

Built-in Closet

**Heat/Fuel:** Central

**Sewer:** Septic Tank

**Floor Covering:** Tile, Wood

**Features**

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** French Doors

**Property Description:**

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No

**Monthly HOA Amount:**

**Condo Fee:**

**Pet Restrictions:** Check county rules and regulations.

**HOA Fee:**

**HOA Pmt Sched:**

**Other Fee:**

**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**

**Can Property be Leased:** Yes

**Max Pet Wt:**

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**N6127514 5171 LAUREL OAK CT, NORTH PORT, FL 34287****County:** Sarasota  
**Subdiv:** HERON CREEK  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$539,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 2003  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 13  
**CDOM:** 13  
**Heated Area:**  
2,053 SqFt / 191 SqM  
**Total Area:** 2,053 SqFt / 191 SqM  
**LP/SqFt:** \$262.54**Flood Zone Code:** AE/X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

\*\*\* HERON CREEK GOLF AND COUNTRY CLUB \*\*\* Available for IMMEDIATE OCCUPANCY! This ONE OWNER 3 BED/2 BATH POOL HOME is situated on a quiet Cul-de-sac, features a great homesite with WATER VIEW and is conveniently located just a quick cart ride to the Community clubhouse and amenities. Her snappy curb appeal is enhanced by mature tropical landscaping with three lovely palm singing Welcome to paradise, triple bay windows and a stunning leaded glass entry door! Quality built by Ryland Homes this casually elegant home shows light and bright and features a popular floor plan well suited to easy living and entertaining alike! If you like wide open spaces this is the home for you! There is a versatile Flex Living area and dining room to the front of the home and a OPEN CONCEPT Great Room/ Kitchen with airy vaulted ceilings to the back. You and your guests can enjoy a private retreat where you can relax after a long day enjoying all paradise has to offer. There are 2 generous sized guest bedrooms and a full bath a spacious Master with ensuite bath, his and hers closets (hers is bigger lol), dual vanities and walk in shower. If you like to entertain, you'll love the Island Kitchen with tons of space to spread out, cook and congregate! The kitchen features crisp light raised panel cabinetry, SS appliances including NATURAL GAS range, easy care solid surface counter tops, closet pantry, pocket door access to the dining room and a sun filled breakfast nook overlooking the pool! Cascading sliders open off the great room and welcome the outside in! The lanai and pool area enjoys coveted southern exposure and boasts 2 undercover areas for shady refuge as well as plenty of pool deck area for sunbathing. This home has been well maintained, is neat and tidy and just waiting for her new owners to come and make her feel like a home again! Heron Creek enjoys reasonable HOA quarterly fees which include cable, internet, ground maintenance, irrigation, and mulching. ++NO CDD FEES++ Heron Creek offers exceptional amenities including a 21,000 sq. ft. clubhouse, 27 holes of Championship golf Arthur Hills design, resort style pool and spa, a robust social activity calendar, fitness center, Tennis courts and formal and casual dining options! Club Membership is required with three membership levels currently offered beginning at \$249/mo. Conveniently located with easy access to I-75 and US 41, the Cocoa Plum Shopping District, Myakkahatchee Creek trails, Blue Ridge Park & The Braves Stadium, trendy WELLEN PARK district, world class gulf beaches, major SWF airports & SMH medical centers ! There is no time to hesitate ...

**Land, Site, and Tax Information****Legal Desc:** LOT 400 HERON CREEK UNIT 4**Ownership:** Fee Simple**Homestead:** No **CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:** **Lot Size Acres:** 0.15**Water Frontage:** No**Water View:** Yes-Lake**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 6,420 SqFt / 596 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF2**Taxes:** \$6,502**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Floor Covering:** Carpet, Ceramic Tile**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Bedroom 2

First

11x10

Carpet

Built-in Closet

Bedroom 3

First

11x10

Carpet

Built-in Closet

Kitchen

First

12x10

Dining Room

First

9x9

Ceramic Tile

Living Room

First

10x10

Ceramic Tile

Great Room

First

13x13

Ceramic Tile

Master Bedroom

First

14x12

Carpet

Walk-in Closet

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Tile**Ext Features:** Hurricane Shutters, Irrigation System**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$1,086**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$362**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes**Pet Restrictions:** SEE HOA DOCUMENTS**Max Pet Wt:**

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**T3440915 3700 LOG CABIN RD, NORTH PORT, FL 34291**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 26  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$499,000  
**Year Built:** 1993  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 83  
**CDOM:** 83  
**Heated Area:**  
 1,817 SqFt / 169 SqM  
**Total Area:** 2,557 SqFt / 238 SqM  
**LP/SqFt:** \$274.63

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

SELLER WILL GIVE 5K FOR CLOSING COSTS! NO HOA AND NON-DEED RESTRICTED COMMUNITY! GREAT LOCATION! This is a GREAT opportunity to own this 2-LOTS, 1817 sqft, 3 bedrooms 2 bathrooms POOL home located on a corner lot. Beautifully updated throughout, the home offers freshly painted exterior and interior, 1 year old septic tank, AC and pumps for the pool and spa. The kitchen has stainless steel appliances, a breakfast nook and also overlooks the dining area and family room. The house has split bedroom floor plan affords both functionality and privacy and is ideal for entertaining family and friends. Out back you'll find a large covered patio, screened lanai, pool and spa that overlook the beautiful backyard. The House has 2 lots the second lot is wide open, great for parking RV or a Boat (Or Both). Located close to everything including shopping, restaurants, famous Warm Mineral Springs, recreational parks, local schools, fishing and boating, North Port Aquatic center, the new Braves Spring training facility, and the beautiful beaches of SW Florida.

**Land, Site, and Tax Information**

**Legal Desc:** LOTS 12 & 13, BLK 1351, 26TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** Yes  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:**  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**CDD:** No  
**Lot Size Acres:** 0.47

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 20,625 SqFt / 1,916 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$5,400  
**Other Exemptions:**  
**Subdiv/Condo:**

**Interior Information**

**A/C:** Central Air  
**Water:** Public  
**Room Type**      **Level**      **Approx Dim**      **Flooring**      **Bedroom Closet Type**      **Features**

Master Bedroom      First      16x16  
 Living Room      First      18x10  
 Kitchen      First      10x12

**Heat/Fuel:** Central  
**Floor Covering:** Laminate, Tile  
**Sewer:** Septic Tank

**Exterior Information**

**Ext Construction:** Stucco  
**Roof:** Shingle  
**Ext Features:** Sliding Doors

**Property Description:**  
**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**

**HOA Fee:**  
**HOA Pmt Sched:**  
**Other Fee:**  
**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**  
**Can Property be Leased:** Yes

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**A4573523 268 LORRAINE AVE, VENICE, FL 34293**

**County:** Sarasota  
**Subdiv:** VENICE EAST 3RD ADD  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$474,900  
**Year Built:** 1993  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 27  
**CDOM:** 27  
**Heated Area:**  
 1,782 SqFt / 166 SqM  
**Total Area:** 2,459 SqFt / 228 SqM  
**LP/SqFt:** \$266.50

**Flood Zone Code:** X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Presenting a remarkable \*\*\*MULTI-GENERATIONAL HOME\*\*\*7 MILES TO THE BEACH\*\*\* COME AND SEE THE INSIDE! This lovely home offers the perfect blend of COASTAL LIVING and a versatile floor plan designed to accommodate ALL GENERATIONS. With a PRIME LOCATION and AMPLE SPACE, this is the IDEAL SPOT for creating lasting MEMORIES and ENJOYING the COASTAL LIFESTYLE. Nice Spacious Home featuring nearly 1800 sq.ft. 3BR 2BA layout meticulously designed to accommodate the diverse requirements of multiple generations. Everyone will find their own space to thrive and cherish. Large POOL home with SPLIT BEDROOM floor plan, one side of home can be closed off from main living area, featuring 2 bedrooms and a FULL GUEST POOL BATHROOM which could be for Elderly Parents or other adults. Also separate living/family areas. Large family room with CATHEDRAL CEILINGS, eat in BREAKFAST ROOM, and BREAKFAST BAR. Nice features are SEPARATE INVITING FORMAL LIVING ROOM greets you the moment you walk in the front door. Also a LARGE SEPARATE FORMAL DINING ROOM. Primary bedroom with large en-suite bathroom providing a private retreat for the homeowners. Additionally generous size bedrooms with WALK-IN CLOSETS. Or transform the rooms into office spaces or hobby rooms. OPEN CONCEPT DESIGN allows for easy interaction and creates WARM and INVITING atmosphere for gatherings and yet ensuring privacy and independence while remaining connected to the rest of the household. An expansive backyard provides space for outdoor activities, or relaxation based on your preferences. Come bring your updating and decorating ideas. This home offers proximity to local amenities, schools, parks, ensuring that everyone's needs are met within a short distance. This home is waiting for you! Schedule your private showing appointment today!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 20 BLK 17 VENICE EAST 3RD ADD  
**Ownership:** Fee Simple  
**Homestead:** Yes  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:**  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**CDD:** No

**Lot Size Acres:** 0.21

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 8,999 SqFt / 836 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$1,972  
**Other Exemptions:**  
**Subdiv/Condo:**

**Interior Information**

**A/C:** Central Air  
**Water:** Public

**Heat/Fuel:** Central, Electric

**Sewer:** Public Sewer

**Floor Covering:** Ceramic Tile

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Master Bedroom	First	14x14	Ceramic Tile	Walk-in Closet	Linen Closet in Bath
Bedroom 2	First	13x11	Ceramic Tile	Walk-in Closet	
Bedroom 3	First	10x12	Ceramic Tile	Walk-in Closet	
Family Room	First	15x14	Ceramic Tile		
Dining Room	First	11x14	Ceramic Tile		
Kitchen	First	12x10	Ceramic Tile		
Living Room	First	13x13	Ceramic Tile		
Balcony/Porch/Lanai	First	21x9	Concrete		

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** Irrigation System, Sliding Doors

**Property Description:**

**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** No

**Monthly HOA Amount:**

**Condo Fee:**

**Other Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

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**A4573743 4285 MANFIELD DR, VENICE, FL 34293**

**County:** Sarasota  
**Subdiv:** WOODMERE LAKES  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$499,000  
**Year Built:** 1999  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 26  
**CDOM:** 26  
**Heated Area:**  
 1,644 SqFt / 153 SqM  
**Total Area:** 2,288 SqFt / 213 SqM  
**LP/SqFt:** \$303.53

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

This 3/2 pool home with a 2-car garage has the location, curb appeal and low HOA. CURB APPEAL: The exterior was freshly painted, and ROOF was replaced this year. The backyard has complete privacy with a caged pool and fenced in yard. INTERIOR: This beautiful home features a split 3 bedroom, 2 bath floorplan with an open great room. The pool enclosure with the oversized covered lanai makes for the perfect space to entertain around the heated pool. SPECIAL FEATURES: all doors and windows are hurricane code. KITCHEN: Eat in kitchen. Entertain guests in the adjoining family room or spacious pool area while cooking and take a dip in the pool to cool off in the summer. LIVING/DINING ROOM combo is spacious for family and friends to gather. TWO GUEST BEDROOMS, with ample-sized closets are located in the front of the house and are separated from the master which is on the other side of house. LAUNDRY ROOM with washer/dryer is situated between the kitchen and 2 car garage. LOCATION: Woodmere Lakes is located 3-7 miles from 6 beaches and the Venice Jettys, convenient to shopping, multiple parks/dog parks, rookeries, the Jacaranda library, golf courses, baseball Spring training stadiums, boat clubs/marinas, boat ramps, restaurants, historic downtown Venice, highways, schools and several airports.

#### Land, Site, and Tax Information

**Legal Desc:** LOT 56 WOODMERE LAKES UNIT 2

**Ownership:** Fee Simple

**Homestead:** Yes

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Water Frontage:**No

**Water View:** No

**Water Access:** No

**CDD:** No

**Lot Size Acres:** 0.21

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 8,964 SqFt / 833 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Zoning:** RMF2

**Taxes:** \$2,341

**Other Exemptions:**

**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air

**Water:** Public

**Heat/Fuel:** Central

**Sewer:** Public Sewer

**Floor Covering:** Carpet, Ceramic Tile

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	20x13	Carpet		
Dining Room	First	14x13	Carpet		
Master Bedroom	First	12x12	Carpet	Walk-in Closet	
Bedroom 2	First	11x10	Carpet	Built-in Closet	
Bedroom 3	First	11x10	Carpet	Built-in Closet	
Kitchen	First	20x12	Ceramic Tile		

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** Lighting, Rain Gutters

**Property Description:**

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** Yes

**HOA Fee:** \$336

**HOA Pmt Sched:** Semi-Annually

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$56

**Other Fee:**

**Condo Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

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**D6131010 2519 MARTON OAK BLVD, NORTH PORT, FL 34289****County:** Sarasota  
**Subdiv:** CEDAR GROVE PH 1B**Status:** Active  
**List Price:** \$565,000**Subdiv/Condo:****Beds:** 3  
**Baths:** 2/0**Year Built:** 2019  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 28  
**CDOM:** 28  
**Heated Area:** 1,955 SqFt / 182 SqM  
**Total Area:** 2,660 SqFt / 247 SqM  
**LP/SqFt:** \$289.00**Flood Zone Code:**X**Garage:** Yes **Attch:** No **Spcs:** 2  
**Carport:** No **Spcs:**

This stunning single-family home is located in North Port, Florida. It boasts of 3 bedrooms, 2 bathrooms, and includes a flex space, with a beautiful double door entrance, which currently is being used as a home office. The open concept kitchen features stainless appliances, granite kitchen counters, quartz counter on the entertainment/ wine center, an elegant eat-at counter, and an entertainment center with a wine refrigerator. The home also has an array of unique features including being in a deed restricted community Of Cedar Grove which provides lawn maintenance, a heated pool with a beautiful paver deck overlooking the gorgeous lake will make your Florida living experience exceptional, impact windows, so you are safe all year round, the home is fully tiled for easy maintenance, and with a great security system in place you can have peace of mind in knowing that your family and belongings are safe. This property is in a great location also. It is about 10 minutes from I75, the Punta Gorda airport is about a 1/2 hour away, the beautiful beaches of Southwest Florida are a 30 to 45 minute drive, downtown Punta Gorda is 20 minutes away, and the Atlanta Braves spring facility is around 20 minutes away. Come and see for yourself why this incredible home is truly an exceptional find.

**Land, Site, and Tax Information****Legal Desc:** LOT 10, BLK 89, CEDAR GROVE PHASE 1B**Ownership:** Fee Simple**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.18**Water Frontage:**Yes-Lake**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:** 826**Development:****Land Lease Fee:****Property Access:****Lot Size:** 7,762 SqFt / 721 SqM**Waterfront Ft:** 60**Water Name:****Water Extras:** No**Zoning:** PCDN**Taxes:** \$4,815**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central**Floor Covering:** Tile**Water:** Public**Sewer:** Private Sewer, Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Living Room

First

17x16

Tile

Ceiling Fan(s)

Kitchen

First

15x12

Tile

Breakfast Bar

Master Bedroom

First

16x13

Tile

Walk-in Closet

Ceiling Fan(s)

Bedroom 1

First

12x12

Tile

Built-in Closet

Bedroom 2

First

12x11

Tile

Built-in Closet

Study/Den

First

11x10

Tile

Dinette

First

17x9

Tile

**Exterior Information****Ext Construction:** Block, Stone, Stucco**Roof:** Shingle**Ext Features:** Irrigation System, Rain Gutters, Sidewalk, Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$664**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$221**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes**Pet Restrictions:** No aggressive breeds, Domestic pets only, no breeding. No farm animals or exotics follow deed restrictions for pets READ HOA BY LAWS PERTAINING TO PETS**Max Pet Wt:**

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**C7472019 3133 MYRICA ST, NORTH PORT, FL 34286**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 11  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$539,800  
**Year Built:** 2003  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 130  
**CDOM:** 130  
**Heated Area:**  
 1,980 SqFt / 184 SqM  
**Total Area:** 3,016 SqFt / 280 SqM  
**LP/SqFt:** \$272.63

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcls:** 2  
**Carport:** No **Spcls:**

SELLERS SAY SELL!! BETTER THAN NEW AND NO WAIT TIME!! DOUBLE LOT AND TONS OF PRIVACY IN ALL DIRECTIONS. Buy a home that already has the Pool, landscaping, extra lot, and more!! Why not buy this extra large, private property with a beautiful 3 bedroom plus den POOL home, with real wood burning fireplace, built for entertaining? Looking for room to park your boats or RV on a 33ft wide driveway with additional 20' deep concrete extension with 30 amp hookup? Looking to spend hours lounging by the pool or sitting by the bonfire on your scenic extra lot? This property is the one you have been waiting for. BRAND NEW APPLICANCES JUNE 2023!! Brand new roof and gutters, 3.5 Ton AC that is less than 2 years old, new hot water heater, new hurricane rated garage door with new opener, hurricane shutters, New Raypak heat pump for the swimming pool, 50 amp service for a hot tub, and the panel is wired for a generator. This property is truly one of a kind and a must see. The double lot feels even larger than 1/2 acre with an additional 40 ft x 160 ft of mowed property between the canal and the property line. If you have toys you will have plenty of room to park in the wide driveway, fenced parking pad or oversized garage. The heated swimming pool has TWO covered lanai areas for entertaining your friends and family and pool bath access for extra convenience. Inside this meticulous home you will find a double front door with screened entry, a large den/office in addition to the 3 bedrooms and an open floor plan plus pocketing sliding doors to the lanai. If this wasn't exciting enough there is also a whole house RO System, 12x14 shed and fenced privacy area. North Port Florida was rated in the top 5 desirable cities for people moving to Florida. You will enjoy Warm Mineral Springs, Braves Spring Training Facility, miles of biking trails and freshwater canals and the 8,000 acre Myakka State Forest. Located convenient to I75 and 41 North Port is a commuters dream and is very family friendly.

**Land, Site, and Tax Information**

**Legal Desc:** LOTS 18 & 19, BLK 521, 11TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.46  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Zoning:** RSF2  
**Taxes:** \$2,193  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Tax Year:** 2021  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 20,000 SqFt / 1,858 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Central

**Floor Covering:** Carpet, Ceramic Tile, Vinyl

**Water:** Well

**Sewer:** Septic Tank

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	15x22			
Dining Room	First	7x13			
Kitchen	First	10x14			
Master Bedroom	First	13x16			
Bedroom 2	First	11x11			
Bedroom 3	First	11x12			
Study/Den	First	12x13			
Balcony/Porch/Lanai	First	10x15			
Balcony/Porch/Lanai	First	21x11			
Laundry	First	5x6			

**Exterior Information**

**Ext Construction:** Block

**Property Description:**

**Roof:** Shingle

**Foundation:** Slab

**Ext Features:** Hurricane Shutters, Rain Gutters, Sliding Doors

**Community Information**

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**

**HOA Fee:**

**HOA Pmt Sched:**

**Other Fee:**

**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**

**Can Property be Leased:** Yes

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**A4572913 2832 NORTHWOOD WAY, SARASOTA, FL 34234****County:** Sarasota  
**Subdiv:** NORTHWOOD  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$565,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 1985  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2**ADOM:** 31  
**CDOM:** 31  
**Heated Area:**  
2,290 SqFt / 213 SqM  
**Total Area:** 2,290 SqFt / 213 SqM  
**LP/SqFt:** \$246.72**Flood Zone Code:**X500**Garage:** No **Attch:** **Spcs:**  
**Carport:** No **Spcs:**

Beautiful home, tucked away in Northwood subdivision close to downtown Sarasota and Sarasota airport on the cul-de-sac. This 3 bedroom 2 bath has a split floor plan with Owner's suite being located on opposite side from 2nd and 3rd rooms, all with easy access to back patio. This home features a privacy fence and pool for your own personal enjoyment or entertaining. Extra large garage for parking and a personal gym or storage. Minutes away from St Armands Cir and Lido Beach.

**Land, Site, and Tax Information****Legal Desc:** LOT 18 NORTHWOOD**Ownership:** Fee Simple**Homestead:** Yes**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.36**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 15,621 SqFt / 1,451 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF1**Taxes:** \$4,011**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Floor Covering:** Laminate**Water:** Public**Sewer:** None**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Master Bedroom

First

17.7x14.7

Walk-in Closet

Bedroom 2

First

14x11.5

Walk-in Closet

Bedroom 3

First

11.5x11.4

Walk-in Closet

Living Room

First

25x17

Study/Den

First

23x15

Living Room

First

25x17

Kitchen

First

26x10

**Exterior Information****Ext Construction:** Wood Frame**Roof:** Shingle**Ext Features:** Lighting**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$300**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$25**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** No

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**N6125380 1213 PARADISE WAY, VENICE, FL 34285****County:** Sarasota  
**Subdiv:** PINEBROOK SOUTH  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$499,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 1987  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2**ADOM:** 78  
**CDOM:** 78  
**Heated Area:**  
1,838 SqFt / 171 SqM  
**Total Area:** 2,732 SqFt / 254 SqM  
**LP/SqFt:** \$271.49**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to Pinebrook South! This neighborhood has all the conveniences, CLOSE TO BEACHES, shopping and quick access to US-41 and I-75. This home has a great floorplan, a large corner lot that can have a backyard fence and a high lot elevation. A beautiful LARGE POOL to enjoy the Florida weather in. One HUGE BONUS is the 11X11 STORAGE AREA attached to the back of the house, this is truly a rare find! This is a split-plan home with the Master on one side of the house and the other two bedrooms on the opposite side. The Pinebrook Clubhouse has an assortment of social activities, a very large, HEATED POOL and COMMUNITY BOAT LAUNCH. Kayak & Canoe boat ramp access on Curry Creek that brings you to open beach water in the Gulf of Mexico. Pinebrook South is a very much in demand neighborhood for many reasons, the location is ideal for going to the beach or our quaint Historic Downtown area restaurants and shopping. Only a short distance to the brand new Sarasota Memorial Hospital! HOA Fees are some of the lowest in Sarasota County at \$406 per year that gives you access to the clubhouse, very large community HEATED POOL and Kayak & Canoe boat ramp access on Curry Creek that brings you to open beach water in the Gulf of Mexico. The location of this neighborhood makes getting around very easy. See it right away!

**Land, Site, and Tax Information****Legal Desc:** LOT 1 BLK 8 PINEBROOK SOUTH UNIT 3**Ownership:** Fee Simple**Homestead:** Yes**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.28**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2021**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 12,298 SqFt / 1,143 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** PUD**Taxes:** \$2,097**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central, Electric**Floor Covering:** Carpet, Ceramic Tile, Laminate**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Bedroom 2

First

14x11

Carpet

Bedroom 3

First

14x11

Carpet

Master Bedroom

First

18x12

Laminate

Walk-in Closet

Dual Sinks, En Suite Bathroom, Walk-In Closet(s)

Living Room

First

18x15

Carpet

Ceiling Fan(s)

Kitchen

First

11x10

Ceramic Tile

Breakfast Bar

Dining Room

First

12x10

Ceramic Tile

Great Room

First

13x12

Ceramic Tile

Dinette

First

10x10

Laminate

Workshop

First

11x11

Concrete

Balcony/Porch/Lanai

First

19x11

Ceramic Tile

Laundry

First

8x6

Ceramic Tile

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Ext Features:** Irrigation System, Sliding Doors**Property Description:** End Unit**Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$467**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$39**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes**Pet Restrictions:** Pets must always be on leash while on a walk and picked up after.**Max Pet Wt:**

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**A4575531 1087 PETRONIA ST, NORTH PORT, FL 34286**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 10  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$479,900  
**Year Built:** 2015  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 8  
**CDOM:** 8  
**Heated Area:**  
 1,450 SqFt / 135 SqM  
**Total Area:** 2,048 SqFt / 190 SqM  
**LP/SqFt:** \$330.97

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to your dream home! Why wait to build when you can start enjoying the benefits of this stunning house right away? With 3 bedrooms and 2 bathrooms, this home offers ample space for you and your loved ones. As you step inside, you'll be greeted by an open concept floor plan that seamlessly blends the living, dining, and kitchen areas. The large gourmet kitchen is a chef's delight, boasting a spacious layout, a generous island, and elegant European style cabinets. The stunning granite countertop adds a special touch, creating a perfect space for culinary adventures and gatherings with friends and family. The living area and dining room are designed to accommodate your entertainment needs, providing a spacious and welcoming atmosphere for hosting guests or simply enjoying quality time with your loved ones. The entire home is bathed in natural light through hurricane impact windows creating a clean and bright environment that enhances the overall ambiance. The master bedroom is a true sanctuary, offering a generous space to unwind and relax. You'll find a walk-in closet that provides ample storage for your belongings, and the sizable bathroom ensures your comfort and privacy. Outside, the charm continues with a delightful backyard featuring a heated pool and a screened lanai. Whether you want to take a refreshing swim, bask in the sun, or simply enjoy the outdoor space, this backyard oasis is perfect for creating lasting memories. This beautiful house located close to all you need. From shopping and dining to entertainment and recreational facilities, you'll have easy access to all the amenities that make life enjoyable. Don't wait to make this house your home. House is not in a flood zone!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 15 BLK 394 10TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:**  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**CDD:** No  
**Lot Size Acres:** 0.23

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$4,487  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air  
**Water:** Public  
**Room Type**      **Level**      **Approx Dim**      **Flooring**      **Bedroom Closet Type**      **Sewer:** Septic Tank  
**Features**

Kitchen	First	11x13	Tile		
Bathroom 2	First	11x12	Tile		
Great Room	First	18x15	Tile		
Dining Room	First	11x12	Tile		
Bathroom 3	First	10x11	Tile		
Master Bedroom	First	16x15	Tile		

#### Exterior Information

**Ext Construction:** Block  
**Roof:** Shingle  
**Ext Features:** Irrigation System, Private Mailbox, Rain Gutters, Storage

**Property Description:**  
**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**

**HOA Fee:**

**HOA Pmt Sched:**

**Other Fee:**

**Monthly Condo Fee:**

**Mo Maint\$(add HOA):**

**Can Property be Leased:** Yes

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**A4574792 322 PORTIA ST N, NOKOMIS, FL 34275****County:** Sarasota  
**Subdiv:** ACREAGE & UNREC  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$560,000**Beds:** 3  
**Baths:** 2/0**Year Built:** 1980  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1 to less than 2**ADOM:** 12  
**CDOM:** 12  
**Heated Area:**  
1,895 SqFt / 176 SqM  
**Total Area:** 2,575 SqFt / 239 SqM  
**LP/SqFt:** \$295.51**Flood Zone Code:** AE**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

3 Bedroom 2 Bathroom pool home on 1.5 acres. No homeowner association. Zoning compatible for 4.5 units per acre. Adjacent property for sale 2/2 home on 1 acre. Could possibly build 11 homes with both properties. Neighborhood has boat launching ramp.. Close to beaches, downtown venice and shopping. Legacy trail that runs from downtown Sarasota to Venice Beach very close. Perfect home for any family with plenty of toys.

**Land, Site, and Tax Information****Legal Desc:** PART OF NE 1/4 OF SE 1/4 OF SEC 31-38-19 DESC AS BEG AT POINT ON E BOUNDARY LINE OF MOBILE CITY UNIT 3, SAID POINT LOCATED S 00-45-40 W 508.36 FT FROM NW COR OF NW 1/4 OF NW 1/4 OF NE 1/4 OF SE **Zoning:** RSF3**Ownership:** Fee Simple**Tax Year:** 2022**Taxes:** \$2,520**Homestead:** Yes**CDD:** No**Annual CDD Fee:****Other Exemptions:** No**AG Exemption YN:****Development:****Subdiv/Condo:****Existing Lease:** No**Land Lease Fee:****Auction Type:****Property Access:****Lot Dimensions:****Lot Size Acres:** 1.55**Lot Size:** 67,318 SqFt / 6,254 SqM**Water Frontage:** No**Waterfront Ft:** 0**Water View:** No**Water Name:****Water Access:** No**Water Extras:** No**Interior Information****A/C:** Central Air**Heat/Fuel:** Central, Electric**Floor Covering:** Carpet, Ceramic Tile**Water:** Public**Sewer:** Septic Tank**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Living Room

First

18x12

Carpet

Master Bedroom

First

Carpet

Walk-in Closet

Bedroom 2

First

12x12

Carpet

Built-in Closet

Bedroom 3

First

13x14

Carpet

Built-in Closet

Florida Room

First

12x18

Ceramic Tile

Kitchen

First

9x12

**Exterior Information****Ext Construction:** Stucco**Property Description:** Walk-Up**Roof:** Shingle**Foundation:** Slab**Ext Features:** Hurricane Shutters, Irrigation System, Rain Barrel/Cistern(s), Storage**Community Information****HOA / Comm Assn:** No**Other Fee:****Monthly HOA Amount:****Monthly Condo Fee:****Can Property be Leased:** Yes**Condo Fee:**

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**A4569921 5008 PROSCH CIR, NORTH PORT, FL 34288**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 51  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$535,000  
**Year Built:** 2007  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 64  
**CDOM:** 64  
**Heated Area:**  
 2,393 SqFt / 222 SqM  
**Total Area:** 2,988 SqFt / 278 SqM  
**LP/SqFt:** \$223.57

**Flood Zone Code:** AE

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Beautiful 3 bedroom 2 bath POOL home situated on a corner lot. This well maintained home has an open, split floor plan with cathedral ceilings, living room with a custom built in wall unit, dining and family room. Double etched glass entry front door opens to the formal living/dining area featuring a large sparkling chandelier, sliders leading out to the pool lanai area, tile throughout the main living areas. Kitchen has stainless steel appliances, Staron solid surface countertops with matching backsplash, pendant lighting, pantry closet, reverse osmosis system, stacked hardwood cabinets and a breakfast nook with a corner window overlooking the pool area. Double door entry to the master suite with walk in closets and sliders to the lanai. Master bath features a walk in shower and a large jetted soaking tub with double sink vanity. Two large bedrooms on the other side with great closet space. Outside is an entertaining delight with an oversized pool lanai area showcasing a salt water pool with a BRAND NEW HEATER, brick pavers and a covered lanai area. Home has impact glass windows, security system, BRAND NEW ROOF, water heater 2020, AC unit 2019, well updated 2022, water softener 2019. Don't delay, schedule a PRIVATE tour to see this home in person.

#### Land, Site, and Tax Information

**Legal Desc:** LOT 19 BLK 2573 51ST ADD TO PORT CHARLOTTE

**Ownership:** Fee Simple

**Homestead:** No

**CDD:** No

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

154x95x129x108

**Water Frontage:** No

**Water View:** No

**Water Access:** No

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 14,671 SqFt / 1,363 SqM

**Zoning:** RSF2

**Taxes:** \$1,662

**Other Exemptions:**

**Subdiv/Condo:**

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

#### Interior Information

**A/C:** Central Air

**Heat/Fuel:** Electric

**Floor Covering:** Carpet, Tile

**Water:** Well

**Sewer:** Septic Tank

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

**Features**

Living Room

First

18x12

Ceramic Tile

Dining Room

First

12x10

Ceramic Tile

Family Room

First

13x13

Ceramic Tile

Kitchen

First

15x13

Ceramic Tile

Dinette

First

8x7

Ceramic Tile

Master Bedroom

First

20x12

Carpet

Bathroom 2

First

12x12

Carpet

Bathroom 3

First

12x12

Carpet

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** Hurricane Shutters, Irrigation System

**Property Description:** Corner Unit

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No

**HOA Fee:**

**HOA Pmt Sched:**

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:**

**Other Fee:**

**Condo Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

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**N6127167 1324 ROOSEVELT DR, VENICE, FL 34293**

**County:** Sarasota  
**Subdiv:** GULF VIEW ESTATES  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$569,900  
**Year Built:** 1988  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 35  
**CDOM:** 35  
**Heated Area:**  
 2,010 SqFt / 187 SqM  
**Total Area:** 2,673 SqFt / 248 SqM  
**LP/SqFt:** \$283.53

**Flood Zone Code:** X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

"We drove 10,000 miles in FL looking for the perfect place to live, and we found it here!" Meticulously maintained CUSTOM 3 BEDROOM/2 BATH Home with Heated POOL and SPA overlooking a SERENE WATER VIEW is now ready for a new owner! Located in sought-after GULF VIEW ESTATES, a "Hidden Gem" deed-restricted community with LOW HOA FEES of \$265 per year and no CDD fees. Located only 5 minutes from Manasota Key Beach and just around the corner from great shopping, dining, and entertainment in the Venice area! This split floor plan was designed with spacious rooms throughout and a perfect layout to provide privacy for a relaxed Florida Lifestyle, whether you are here full-time or need a "SnowBird" Getaway. A Screened Entry Porch opens to the Foyer and vaulted Living and Dining Rooms. The spacious Family Room also features a Vaulted Ceiling with Wood Accent Beams and a cozy Fireplace. Adjacent to the Family Room is the fully equipped Kitchen featuring a Breakfast Bar, Eating Nook, and a convenient Pass-Thru Window for entertaining in the Lanai. Multiple sliding doors provide abundant natural light and easy direct access to the Private Lanai overlooking the beautiful Heated Pool, Spa, and tranquil Waterview. The Vaulted Owner's Retreat has a heavy-duty, wind-resistant sliding door to the Lanai, a large Walk-In Closet, and an En-Suite bath. The En-Suite Owner's Bath features a large Walk-In Shower and private Water Closet, a spacious vanity with Double Sinks, a Garden Soaking Tub, and a Linen Closet. The 2 large secondary bedrooms both have spacious Walk-In Closets. The Second Bath, which is conveniently located next to a Pool Exit Door, features a spacious Walk-In Shower. The Laundry Room is fully equipped and provides storage cabinets and a Laundry Tub. Lovely landscaping provides excellent curb appeal. New HVAC unit, New Roof, and New Pool Cage were all just installed in '23! Additional features: Impact windows; Hurricane shutters; a Central VAC system; and more. This meticulously kept home is truly ready for a Lucky New Owner to move right in (furnishings can be included)!! LOCATION, LOCATION, LOCATION - A Sparkling Water View and NO Rear Neighbors!

**Land, Site, and Tax Information**

**Legal Desc:** LOTS 10 & 11 GULF VIEW ESTATES UNIT 1  
**Ownership:** Fee Simple  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**No  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 80x100 **Lot Size Acres:** 0.18  
**Water Frontage:**No  
**Water View:** Yes-Pond  
**Water Access:** No

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 8,000 SqFt / 743 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** OUE2  
**Taxes:** \$2,317  
**Other Exemptions:** No  
**Subdiv/Condo:**

**Interior Information**

<b>A/C:</b> Central Air		<b>Heat/Fuel:</b> Central, Electric, Heat Pump		<b>Floor Covering:</b> Carpet, Ceramic Tile, Engineered Hardwood	
<b>Water:</b> Public		<b>Sewer:</b> Septic Tank			
<b>Room Type</b>	<b>Level</b>	<b>Approx Dim</b>	<b>Flooring</b>	<b>Bedroom Closet Type</b>	<b>Features</b>
Foyer	First	5x7	Ceramic Tile		
Living Room	First	14x16	Carpet		
Dining Room	First	15x11.5	Carpet		
Kitchen	First	12x14	Ceramic Tile		Breakfast Bar, Pantry
Dinette	First	7x7	Engineered Hardwood		
Family Room	First	21x14	Engineered Hardwood		Ceiling Fan(s)
Master Bedroom	First	15x16.5	Carpet	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom
Master Bathroom	First	16x10	Ceramic Tile		Dual Sinks, En Suite Bathroom, Linen Closet in Bath, Tub with Separate Shower Stall, Water Closet/Priv Toilet
Bedroom 2	First	11x12	Carpet	Walk-in Closet	Ceiling Fan(s)
Bathroom 2	First	6x9	Ceramic Tile		Shower - No Tub
Bedroom 3	First	11x12	Engineered Hardwood	Walk-in Closet	
Balcony/Porch/Lanai	First	21x9	Concrete		
Laundry	First	5x7	Ceramic Tile		Built-In Shelving

**Exterior Information**

**Ext Construction:** Block, Stucco, Wood Siding  
**Roof:** Shingle  
**Ext Features:** Hurricane Shutters, Irrigation System, Sliding Doors

**Property Description:**  
**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** Yes **HOA Fee:** \$265 **HOA Pmt Sched:** Annually **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** \$22 **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Pet Restrictions:** General Sarasota County Pet Statutes apply. Pets must be leashed while outside. Owner is responsible for picking up their pet waste anywhere in the community. Please see community website for restrictions. **Max Pet Wt:**

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**C7477756 2956 ROYAL PALM DR, NORTH PORT, FL 34288****County:** Sarasota  
**Subdiv:** BOBCAT TRAIL  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$489,900**Beds:** 3  
**Baths:** 2/0**Year Built:** 2000  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 1  
**CDOM:** 1  
**Heated Area:**  
1,870 SqFt / 174 SqM  
**Total Area:** 2,568 SqFt / 239 SqM  
**LP/SqFt:** \$261.98**Flood Zone Code:**X**Garage:** Yes **Attch:** No **Spcs:** 2  
**Carport:** No **Spcs:**

Where to begin with all this awesomeness?! This one has it all! As soon as you pull into the drive, you can see the meticulousness of the seller; a stamped, sealed driveway and mature landscaping beckon you in. Upon entering through the double doors you will be WOWED by the pristine condition of this home. Beautifully tiled floors run through the main living area. The family room has a custom-designed cabinet for the TV that offers ample storage. The kitchen has superior-grade, stainless appliances, quartz countertops, and the dishwasher was just replaced this year. A large breakfast nook affords you a view to the lanai and pool area which is where you will probably want to spend your days. The lanai offers a large shaded area with a sink, cabinets, and an outdoor fridge and if you love to grill, this will be your new hangout. The pool is a welcome reprieve for the hot days of summer and the whole area has a Pebble Tec Flex Path covering. The back of the home has window tinting on windows and sliding doors along with custom interior shades to ensure the Florida sun doesn't overheat the house. As if that isn't enough, all we can say is "But wait, there's more!" A brand new roof was installed in 2022, a new AC unit was installed in 2021, a new remote-controlled operated hurricane shutter for the front door was added in 2021 and Storm Smart Kevlar hurricane protection is on the whole house. And the garage has enough room to park two full-sized cars AND a golf cart!! So if you have a client who wants EVERYTHING and is looking for a well-maintained, beautiful home priced to sell, then you have found it. This baby won't last so get on over to Bobcat Trail and bring us an offer we can't refuse.

**Land, Site, and Tax Information****Legal Desc:** LOT 25 BLK E BOBCAT TRAIL**Ownership:** Fee Simple**Homestead:** Yes**CDD:** Yes**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.17**Water Frontage:**No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:** 1,839**Development:****Land Lease Fee:****Property Access:****Lot Size:** 7,482 SqFt / 695 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** PCDN**Taxes:** \$4,882**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Floor Covering:** Carpet, Tile**Water:** Private**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Kitchen

First

9x12

Bedroom 2

First

11x12

Walk-in Closet

Bedroom 3

First

11x12

Walk-in Closet

Dining Room

First

11x9

Living Room

First

15x13

Master Bedroom

First

15x12

Walk-in Closet

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Tile**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Outdoor Kitchen, Private Mailbox, Rain Gutters, Shade Shutter(s), Sidewalk, Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$124**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):** \$183**Monthly HOA Amount:** \$10**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**C7475915 2970 ROYAL PALM DR, NORTH PORT, FL 34288****County:** Sarasota  
**Subdiv:** BOBCAT TRAIL  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$499,900**Beds:** 3  
**Baths:** 2/0**Year Built:** 2004  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 50  
**CDOM:** 144  
**Heated Area:**  
1,777 SqFt / 165 SqM  
**Total Area:** 2,503 SqFt / 233 SqM  
**LP/SqFt:** \$281.32**Flood Zone Code:** AE**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Introducing a magnificent custom-built Medallion home that offers the perfect blend of luxury, comfort, and modern living. This stunning residence boasts three bedrooms, two bathrooms, a two-car garage, and an enticing pool/spa, all encompassed within a generous 1,777 square feet of living space. Step inside and be greeted by an inviting open floor plan that seamlessly integrates the kitchen, living room, and family room, creating a harmonious flow ideal for both entertaining and everyday living. The 90-degree pocket sliders open the space up to the pool and lanai. The gourmet kitchen is a chef's dream, featuring a suite of stainless-steel appliances that include a gas stove, sleek granite countertops with matching backsplash, wood cabinets, ample storage space, a large breakfast bar and is perfect for preparing culinary masterpieces or gathering with loved ones. The open design ensures that the kitchen remains a social hub, allowing for easy interaction with guests while creating delicious meals. The spacious living/dining room and family room provide comfortable areas for relaxation and entertainment. Whether it's hosting a movie night with friends or simply unwinding after a long day, these inviting spaces offer versatility and comfort for all occasions. The master suite is a true retreat, offering a tranquil oasis where you can relax and rejuvenate. With its private pool access, generous size, plush carpeting, and walk-in closet, it provides a private sanctuary to escape to. The en-suite bathroom exudes elegance and features a luxurious soaking tub, a separate glass-enclosed shower, and a long vanity with his/her sinks. Two additional well-appointed bedrooms provide ample space for family members or guests, ensuring everyone has their own comfortable retreat. A second bathroom offers convenience and has pool access. Stepping outside, you'll discover your very own private paradise. The sparkling pool with hot tub beckons you to take a refreshing dip on hot summer days, while the surrounding deck area provides the perfect spot for lounging and soaking up the Florida sun. Imagine hosting unforgettable poolside gatherings or simply enjoying peaceful moments of relaxation in this idyllic outdoor setting. This custom Medallion home also features an inside laundry room, Rolex shutters, A/C and Water Heater in 2017, hurricane shutters, irrigation, and let's not forget a brand new barrel tile roof soon. Bobcat Trail is a deed restricted, gated community with numerous amenities including a year-round heated community pool, tennis court and a community center with fully equipped exercise room. Don't miss the opportunity to make this exceptional property your own and embrace a lifestyle of elegance and serenity.

**Land, Site, and Tax Information****Legal Desc:** LOT 26 BLK E BOBCAT TRAIL**Ownership:** Fee Simple**Homestead:** No**CDD:** Yes**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:** 60x120**Lot Size Acres:** 0.17**Water Frontage:** No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:** 1,839**Development:****Land Lease Fee:****Property Access:****Lot Size:** 7,200 SqFt / 669 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** PCDN**Taxes:** \$6,594**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air, Humidity Control**Heat/Fuel:** Natural Gas**Floor Covering:** Carpet, Tile**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Master Bedroom

First

16x30

Bedroom 2

First

13x11

Bedroom 3

First

11x10

Living Room

First

21x31

Kitchen

First

9x10

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Tile**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$124**HOA Pmt Sched:** Annually**Mo Maint\$(add HOA):** \$183**Monthly HOA Amount:** \$10**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**C7477790 1548 SCARLETT AVE, NORTH PORT, FL 34289****County:** Sarasota  
**Subdiv:** LAKESIDE PLANTATION**Status:** Active  
**List Price:** \$495,000**Subdiv/Condo:****Beds:** 3  
**Baths:** 2/0**Year Built:** 2004  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 4  
**CDOM:** 4  
**Heated Area:**  
1,786 SqFt / 166 SqM  
**Total Area:** 2,469 SqFt / 229 SqM  
**LP/SqFt:** \$277.16**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

This move-in ready home, full of elegance and an abundance of custom upgrades, is sure to capture your heart! Nestled in a private setting with gorgeous landscaping and picturesque views of the lake and wooded preserve. Sparkling, HEATED POOL with a large pool deck that is perfect for enjoying your morning coffee or backyard bar-b-ques with friends and family. A previous remodel reinvented this floor plan and created an amazing, open layout with a great-room concept. The updated kitchen is stunning with 42" upper cabinets, glass front doors with lighting, deep drawers for storage, farmhouse sink with reverse osmosis water filtration system, built in pantry, under cabinet lighting, built-in desk area and marble counters with a large center island. The living area offers an inviting space with crown molding, built-in bookshelves and a slider that leads out to the lanai and pool area. Plantation shutters and wood laminate flooring throughout plus CITY WATER AND SEWER. The owner's suite is oversized with a vaulted ceiling, slider to the pool plus an updated bathroom with walk-in closet, large shower, vanity with marble countertop and vessel sink. This home has had all of the most important updates including a NEW ROOF 2021, AC 2021, NEW POOL CAGE 2023, RE-PIPE 2017, HURRICANE PROOF - IMPACT WINDOWS 2022, NEW FRONT DOOR with etched glass. Located in the highly sought after community of Lakeside Plantation - an active, friendly community that is so close to local golf courses, beaches, shopping and entertainment. Just a quick stroll to the community center which offers full amenities! Community swimming pool and hot tub, tennis courts, basketball and pickleball court, fitness center, playground, library, large clubhouse with WI-FI plus monthly social activities planned for all ages! Best of all, this home is NOT LOCATED IN A FLOOD ZONE and has super low HOA fees - only \$286 per quarter!! CDD fee is included in the property tax bill. Come explore this home today and see if it's the dream home that you've been looking for! (Some furnishings may be available separately)

**Land, Site, and Tax Information****Legal Desc:** LOT 19 BLK 15 LAKESIDE PLANTATION**Ownership:** Fee Simple**Homestead:** Yes **CDD:** Yes**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.16**Water Frontage:**Yes-Lake**Water View:** Yes-Lake**Water Access:** No**Tax Year:** 2022  
**Annual CDD Fee:** 1,904**Development:****Land Lease Fee:****Property Access:****Lot Size:** 7,121 SqFt / 662 SqM**Waterfront Ft:** 72**Water Name:****Water Extras:** No**Zoning:** PCDN**Taxes:** \$4,595**Other Exemptions:** Yes**Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Central, Electric**Floor Covering:** Laminate**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Living Room

First

24x13

Laminate

Dining Room

First

12x9

Laminate

Kitchen

First

17x9

Laminate

Balcony/Porch/Lanai

First

19x6

Concrete

Master Bedroom

First

20x15

Laminate

Walk-in Closet

Bedroom 2

First

12x10

Laminate

Built-in Closet

Bedroom 3

First

12x10

Laminate

Built-in Closet

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Shingle**Ext Features:** Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$286**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$95**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes**Pet Restrictions:** Dogs must be leashed and picked up after**Max Pet Wt:**

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**A4574539 6324 SCORPIO AVE, NORTH PORT, FL 34287**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 42  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$525,000  
**Year Built:** 1969  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 18  
**CDOM:** 18  
**Heated Area:**  
 1,771 SqFt / 165 SqM  
**Total Area:** 2,132 SqFt / 198 SqM  
**LP/SqFt:** \$296.44

**Flood Zone Code:**x

**Garage:** Yes **Attch:** Yes **Spcs:** 1  
**Carport:** No **Spcs:**

Beautiful 3-bedroom 2 bath waterfront pool Home Being sold furnished turnkey. This home was completely rebuilt in 2014 and show as new. Pool added in 2022 has large sun shelf and built in table, Kitchen has large island, wood cabinets, granite countertops and stainless-steel appliances, opens to great room, Plank tile flooring, high ceilings throughout with tray ceilings and crown molding in kitchen and great rooms, office with double door just off the great room, Master bedroom has double closets, master bat with walk in shower, vanity with double sinks. split plan offers 2 guest bedrooms and bath on opposite side, huge lanai and caged pool area with beautiful travertine flooring. Shopping, restaurants, boat ramp, golf and schools are just minutes away.

#### Land, Site, and Tax Information

**Legal Desc:** LOT 18 BLK 1975 42ND ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 75x125x84x125  
**Lot Size Acres:** 0.23

**Zoning:** RSF2  
**Taxes:** \$4,302  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM

**Water Frontage:** Yes-Canal - Saltwater  
**Water View:** No  
**Water Access:** Yes-Canal - Saltwater

**Waterfront Ft:** 84  
**Water Name:**  
**Water Extras:** Yes-Bridges - Fixed

#### Interior Information

**A/C:** Central Air **Heat/Fuel:** Central, Electric **Floor Covering:** Porcelain Tile, Travertine  
**Water:** Public **Sewer:** Public Sewer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Great Room	First	20x14	Porcelain Tile		
Kitchen	First	13x10	Porcelain Tile		
Dining Room	First	13x10	Porcelain Tile		
Master Bedroom	First	14x13	Porcelain Tile	Built-in Closet	
Bedroom 2	First	13x11	Porcelain Tile	Built-in Closet	
Bedroom 3	First	11x10	Porcelain Tile	Built-in Closet	
Balcony/Porch/Lanai	First	22x12	Travertine		
Office	First	11x10	Porcelain Tile		

#### Exterior Information

**Ext Construction:** Block **Property Description:**  
**Roof:** Shingle **Foundation:** Slab  
**Ext Features:** Rain Gutters, Sidewalk, Sliding Doors

#### Community Information

**HOA / Comm Assn:** Yes **Other Fee:**  
**Monthly HOA Amount:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Condo Fee:**

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**A4559551 3305 SHEFFIELD CIR, SARASOTA, FL 34239**

**County:** Sarasota **Status:** Active  
**Subdiv:** VILLAGE GREEN CLUB ESTS UNIT A **List Price:** \$535,000  
**Subdiv/Condo:**  
**Beds:** 3 **Year Built:** 1969  
**Baths:** 2/0 **Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 91 **Flood Zone Code:** x  
**CDOM:** 91  
**Heated Area:**  
 1,769 SqFt / 164 SqM  
**Total Area:** 2,666 SqFt / 248 SqM  
**LP/SqFt:** \$302.43

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

NEW PRICE -Village Green Estates -POOL HOME WITH GOLF COURSE VIEWS! This Home has 3-Bedrooms, 2-Bathrooms, Formal Living Room & Dining Room with Family Room off the Updated Kitchen. Beautiful Tile floors run throughout the house. The Pool & Screened Lanai overlook the 11th Hole of the Village Green Golf Course offering a Beautiful View for Relaxing & Enjoying Florida Outdoors. Well Maintained Home w/ Updates Barrel Tile Roof 2011, Updated Electrical Panel in 2019 with Generator Outlet, High Efficiency AC & New Ductwork in 2018, New Hurricane Windows in 2017 ! A Beautiful Live Oak Tree in the Front Yard together with Mature Lanscaping !! The Village Green Golf Course and Community is centrally located close to shopping, downtown Sarasota, and the #1 beach in the USA-- Siesta Beach! The Village Green golf course is original with the development and owned in common by the 153 homeowners. \*\*Property Has Video Surveillance\*\* As of April 1st 2023 thru March 31st 2024 Every Dues Paying Homeowner in Village Green Estates Community is Officially a "Social Member of the Village Green Golf Course!!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 24 BLK 1 VILLAGE GREEN CLUB ESTS UNIT A **Zoning:** RSF3  
**Ownership:** Fee Simple **Taxes:** \$3,117  
**Homestead:** Yes **CDD:** No **Annual CDD Fee:**  
**AG Exemption YN:** **Development:** **Other Exemptions:**  
**Existing Lease:** No **Land Lease Fee:** **Subdiv/Condo:**  
**Auction Type:** **Property Access:**  
**Lot Dimensions:** **Lot Size Acres:** 0.23 **Lot Size:** 10,140 SqFt / 942 SqM  
**Water Frontage:** No **Waterfront Ft:** 0  
**Water View:** No **Water Name:**  
**Water Access:** No **Water Extras:** No

**Interior Information**

**A/C:** Central Air **Heat/Fuel:** Central, Electric **Floor Covering:** Tile  
**Water:** Public **Sewer:** Public Sewer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Bedroom 2	First	11x15	Tile		
Bedroom 3	First	11x15	Tile		
Dining Room	First	12x14	Tile		
Family Room	First	16x12	Tile		
Kitchen	First	11x8	Tile		Breakfast Bar, Closet Pantry
Living Room	First	21x14	Tile		
Master Bathroom	First		Tile		Shower - No Tub
Master Bedroom	First	16x12	Tile		
Balcony/Porch/Lanai	First				

**Exterior Information**

**Ext Construction:** Block **Property Description:**  
**Roof:** Tile **Foundation:** Slab  
**Ext Features:** Irrigation System, Rain Gutters, Sliding Doors

**Community Information**

**HOA / Comm Assn:** Yes **HOA Fee:** \$50 **HOA Pmt Sched:** Annually **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** \$4 **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Pet Restrictions:** See County Rules **Max Pet Wt:**

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**06109278 5020 SOUTHERN PINE CIR, VENICE, FL 34293****County:** Sarasota  
**Subdiv:** SOUTHWOOD SEC A**Status:** Active  
**List Price:** \$545,000**Subdiv/Condo:****Beds:** 3  
**Baths:** 2/0**Year Built:** 1989  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 38  
**CDOM:** 38  
**Heated Area:** 2,345 SqFt / 218 SqM  
**Total Area:** 2,345 SqFt / 218 SqM  
**LP/SqFt:** \$232.41**Flood Zone Code:** AE**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

One or more photo(s) has been virtually staged. Fantastic home in sought after location! This home has fresh interior paint and partial flooring replacement. Windows create a light filled interior with well placed neutral accents. Step into the kitchen, complete with an eye catching stylish backsplash. Head to the spacious primary suite with good layout and closet included. Other bedrooms provide nice flexible living space. In the primary bathroom you'll find a separate tub and shower, plus plenty of under sink storage. Kick back next to your very own private pool in the back yard. If the shade is more your style, hang out under the covered sitting area. Don't wait! Make this beautiful home yours today.

**Land, Site, and Tax Information****Legal Desc:** LOT 25 BLK 6 SOUTHWOOD SECTION A**Ownership:** Fee Simple**Homestead:** No**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.22**Water Frontage:** No**Water View:** No**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 9,655 SqFt / 897 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF3**Taxes:** \$2,776**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Natural Gas**Floor Covering:** Carpet, Tile**Water:** Public**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom****Closet Type****Features**

Kitchen

First

Living Room

First

Master Bedroom

First

16x15

**Exterior Information****Ext Construction:** Stucco**Roof:** Other**Ext Features:** Other**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$60**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$20**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes**Pet Restrictions:****Max Pet Wt:** 999

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**N6125308 11725 SPOTTED MARGAY AVE, VENICE, FL 34292**

**County:** Sarasota  
**Subdiv:** STONEYBROOK AT VENICE  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$550,000  
**Year Built:** 2013  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 128  
**CDOM:** 128  
**Heated Area:**  
 1,666 SqFt / 155 SqM  
**Total Area:** 2,273 SqFt / 211 SqM  
**LP/SqFt:** \$330.13

**Flood Zone Code:**X500

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

This Beautiful 3 bed 2 bath home is a perfect blend of comfort, convenience, and luxury. As you enter the property, you'll be greeted by a screened-in front entry, which adds a touch of elegance to the home. Entering into the beautiful foyer, the interior of the home is spacious and well-appointed, with a thoughtfully designed floor plan that maximizes both privacy and entertainment space. The living room is airy and bright, perfect for relaxing and entertaining guests. The kitchen features plenty of counter and cabinet space, making meal prep a breeze. The three bedrooms are well-sized, with the master bedroom boasting an en-suite bathroom and plenty of closet space. The two additional bedrooms are perfect for children, guests, or a home office. The backyard is a true oasis, with a private pool and plenty of space for outdoor entertaining. The outside sprinkler and irrigation system ensure that the lawn and landscaping stay green and lush year-round. And with the added security of a staffed gated entry gives you peace of mind. The community itself is truly exceptional, offering frequent community events for all ages. From 4th of July fireworks to outdoor concerts and food truck days, there is always something happening in the neighborhood. Additionally, the community boasts a protected nature preserve, walking trails, baseball and soccer fields, tennis and pickleball courts, a fitness center, and a community pool with a clubhouse, splash play, and playground areas. There are also basketball courts, a hockey rink, and beach volleyball, all just minutes away from some of Sarasota County's top-rated public and private schools. With easy access to I-75, this home is perfect for those who want to enjoy the best of both worlds – a peaceful, luxurious home and easy access to all the amenities and attractions that Sarasota has to offer. Overall, this 3 bed 2 bath home is a must-see for anyone looking for the perfect combination of comfort, luxury, and convenience. Don't miss your chance to make this dream home your own!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 1452, STONEYBROOK AT VENICE UNIT 3  
**Ownership:** Fee Simple  
**Homestead:** No **CDD:** Yes  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** **Lot Size Acres:** 0.15  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Tax Year:** 2021  
**Annual CDD Fee:** 595  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 6,360 SqFt / 591 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF1  
**Taxes:** \$4,374  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air **Heat/Fuel:** Central, Electric **Floor Covering:** Laminate, Tile  
**Water:** Public **Sewer:** Public Sewer

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Kitchen	First	16.7x10.7	Ceramic Tile		
Living Room	First	14.9x15	Ceramic Tile		
Master Bedroom	First	14.7x12.4	Ceramic Tile		

#### Exterior Information

**Ext Construction:** Block, Stucco **Property Description:**  
**Roof:** Tile **Foundation:** Slab  
**Ext Features:** Hurricane Shutters, Rain Gutters, Sidewalk, Sliding Doors

#### Community Information

**HOA / Comm Assn:** Yes **HOA Fee:** \$590 **HOA Pmt Sched:** Quarterly **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** \$197 **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Pet Restrictions:** please check with the HOA for all rules regarding this issue before putting in a offer. **Max Pet Wt:**

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**N6127190 7213 SPRING HAVEN DR, NORTH PORT, FL 34287**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 52  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$480,000  
**Year Built:** 2007  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 33  
**CDOM:** 33  
**Heated Area:**  
 2,098 SqFt / 195 SqM  
**Total Area:** 2,994 SqFt / 278 SqM  
**LP/SqFt:** \$228.79

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Welcome to your dream home in North Port! This stunning 3 bedroom, 2 bath residence offers a perfect blend of comfort and style. This home boasts an array of features that are sure to impress. Step inside and be greeted by a spacious living room, providing a warm and inviting atmosphere. Natural light floods the room through sliding doors, offering a delightful view of the captivating in-ground saltwater pool and patio, perfect for relaxing or entertaining guests. To the left of the entrance, you'll find a tastefully designed formal dining area, adding a touch of elegance to your dining experiences. Beyond an archway lies a well-appointed kitchen, complete with corian countertops, under cabinet lighting, ample counter space, and a convenient breakfast bar. The adjacent dinette area showcases aquarium glass, providing a unique perspective into the pool and patio area. Connected to the kitchen is the cozy family room, where you can unwind and spend quality time with loved ones. Additional sliding doors create a seamless transition between indoor and outdoor living spaces. Retreat to the master bedroom, featuring tray ceilings, creating an airy ambiance. Enjoy the luxury of an en-suite bathroom and two walk-in closets, providing ample storage space for all your needs. The screened-in pool and patio area allow for year-round enjoyment, offering a private oasis to bask in the Florida sunshine. The exterior of the home has been freshly painted in 2023, adding to its curb appeal, and a brand-new roof installed in the same year, ensuring peace of mind for years to come. Situated in a prime location, this home offers convenient access to amenities. Glenallen Elementary School is a mere 0.4 miles away, making school drop-offs a breeze. The North Port Aquatic Center is less than 2 miles away, perfect for those seeking recreational activities, and Manasota Beach, located just 16 miles away, provides endless opportunities for beachside relaxation. Don't miss this incredible opportunity to own a beautifully maintained home in North Port. Schedule your showing today and start living the life you've always dreamed of!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 41 BLK 2624 52ND ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** Yes **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 84x125 **Lot Size Acres:** 0.23  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2

**Taxes:** \$2,401

**Other Exemptions:**

**Subdiv/Condo:**

**Interior Information**

<b>A/C:</b> Central Air		<b>Heat/Fuel:</b> Central		<b>Floor Covering:</b> Laminate, Tile, Vinyl	
<b>Water:</b> Public				<b>Sewer:</b> Public Sewer	
<b>Room Type</b>	<b>Level</b>	<b>Approx Dim</b>	<b>Flooring</b>	<b>Bedroom Closet Type</b>	<b>Features</b>
Living Room	First	23x13	Tile		
Kitchen	First	13x9	Tile		Breakfast Bar, Closet Pantry
Family Room	First	12x12	Tile		Ceiling Fan(s)
Dining Room	First	16x14	Tile		
Master Bedroom	First	26x12	Laminate	Walk-in Closet	Ceiling Fan(s), En Suite Bathroom
Master Bathroom	First	15x12	Tile		Dual Sinks, En Suite Bathroom, Exhaust Fan, Makeup/Vanity Space, Steam Shower, Tub with Separate Shower Stall, Water Closet/Priv Toilet
Bedroom 2	First	12x12	Vinyl	Built-in Closet	Ceiling Fan(s)
Bedroom 3	First	12x11	Vinyl	Built-in Closet	Ceiling Fan(s)
Bathroom 2	First	9x5	Tile		Single Vanity, Tub With Shower
Balcony/Porch/Lanai	First		Concrete		Ceiling Fan(s)

**Exterior Information**

**Ext Construction:** Concrete, Stucco  
**Roof:** Shingle  
**Ext Features:** Irrigation System, Private Mailbox, Rain Gutters, Sliding Doors, Storage

**Property Description:**

**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** No **HOA Fee:** **HOA Pmt Sched:** **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** **Other Fee:** **Monthly Condo Fee:** **Can Property be Leased:** Yes  
**Condo Fee:**

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**N6127162 1451 STRADA D ARGENTO, VENICE, FL 34292**

**County:** Sarasota  
**Subdiv:** CARLENTINI  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$549,900  
**Year Built:** 1985  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 36  
**CDOM:** 36  
**Heated Area:**  
 2,044 SqFt / 190 SqM  
**Total Area:** 2,996 SqFt / 278 SqM  
**LP/SqFt:** \$269.03

**Flood Zone Code:**x

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

NEW ROOF & SKYLIGHTS being installed and completed in approx 30 Days! 3 Bed/2 bath Heated Pool Home on an oversized lot overlooking Capri Isle Golf Course. A small Deed Restricted Community of only 75 homes. Association fees are \$10.00 a year! Yes, that's right \$10 per year! NO CDD's, and in an X flood zone. The house is being Sold with much of the furniture, and it is NICE! The sellers have spared no expense to maintain this house in excellent condition. You will be pleasantly surprised at the many upgrades! Split floor plan: master and guest bedrooms are on opposite sides of the house for privacy. NEW A/C in 2022! The pool has an electric "heater" for those winter months when family and friends visit. Out on the lanai there is an entertainment center set up with an additional TV mounted to the stone-like tile wall. Screened entry. Out back the home offers a wonderful golf course view of the 14th tee. There are Roll down hurricane shutters off the pool for safety and security, an outside kitchen with a double stainless sink, a refrigerator and a BBQ grill that will stay, another outside living area. There are Pocket doors and sliders. The house has large walk-in closets in all bedrooms. Cabinets in the laundry room for additional storage and a utility sink for those cleaning projects. Updated kitchen with some stainless steel appliances. Wood floors in bedrooms. Ceiling fans throughout, and a Ring Doorbell for security. In the backyard, there are 3 raised gardens beds already producing parsley, sage, rosemary and thyme! Enjoy the key lime, and orange tree in the front. Out back is a Peach Tree that still bears fruit. 3 Skylights, multiple ceiling fans. Underground utilities. This house has it all! Only minutes to downtown Venice and the Gulf Beaches and 75. So close and yet so far away from all the main roads that you hear no noise from traffic! An additional benefit is that it is 1.6 miles to the new Sarasota Memorial Hospital. Don't let this one slip away.

**Land, Site, and Tax Information**

**Legal Desc:** LOT 3 BLK A CARLENTINI SUB

**Ownership:** Fee Simple

**Homestead:** Yes

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Water Frontage:**No

**Water View:** No

**Water Access:** No

**CDD:** No

**Lot Size Acres:** 0.35

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 15,168 SqFt / 1,409 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Zoning:** PUD

**Taxes:** \$3,297

**Other Exemptions:**

**Subdiv/Condo:**

**Interior Information**

**A/C:** Central Air

**Heat/Fuel:** Electric

**Floor Covering:** Ceramic Tile, Engineered Hardwood

**Water:** Public

**Sewer:** Public Sewer

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

**Features**

Living Room

First

20x15

Ceramic Tile

Ceiling Fan(s)

Family Room

First

15x14

Ceramic Tile

Bedroom 2

First

13x11

Engineered Hardwood

Walk-in Closet

Bedroom 3

First

12x11

Engineered Hardwood

Walk-in Closet

Master Bedroom

First

16x13

Engineered Hardwood

Walk-in Closet

En Suite Bathroom

Inside Utility

First

17x5

Ceramic Tile

Dinette

First

10x7

Ceramic Tile

Balcony/Porch/Lanai

First

34x32

Brick/Stone

Stone Counters, Wet Bar

Kitchen

First

13x9

Ceramic Tile

**Exterior Information**

**Ext Construction:** Block, Stucco

**Roof:** Shingle

**Ext Features:** Garden, Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors

**Property Description:**

**Foundation:** Slab

**Community Information**

**HOA / Comm Assn:** Yes

**HOA Fee:** \$10

**HOA Pmt Sched:** Annually

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$1

**Other Fee:**

**Monthly Condo Fee:**

**Can Property be Leased:** Yes

**Pet Restrictions:** see Rules, Regs & By-laws

**Max Pet Wt:**

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**C7475615 3730 S SUMTER BLVD, NORTH PORT, FL 34287**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 52  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$549,000  
**Year Built:** 1995  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 55  
**CDOM:** 55  
**Heated Area:**  
 2,316 SqFt / 215 SqM  
**Total Area:** 3,279 SqFt / 305 SqM  
**LP/SqFt:** \$237.05

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

LOCATION LOCATION LOCATION. 3/2/2 pool home is situated in the Heart of North Port. This home is close to schools, shopping, restaurants, beaches, easy on and off of I75 and close to Wellen Park and the new Atlanta Braves Stadium. New roof 2023, new ac 2022, new lawn 2023, new kitchen in 2022 are just a few of the upgrades within. All slider doors pocket open to bring the beauty of outside in and is surrounded by 20 foot ceilings. There is ceramic tile in all the wet areas and pool bath/laundry with washer and dryer close to master for convenience. House has been replumbed throughout and a new hurricane rated garage door installed in 2023. Kitchen updated with new wood cabinets, new dark stainless steel appliances and granite counters. This house is a must see. Schedule your private showing today!

**Land, Site, and Tax Information**

**Legal Desc:** LOT 5 BLK 2697 52ND ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** No **CDD:** No  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:** 135x80 **Lot Size Acres:** 0.23  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**Zoning:** RSF2  
**Taxes:** \$6,631  
**Other Exemptions:**  
**Subdiv/Condo:**  
**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 10,000 SqFt / 929 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Interior Information**

<b>A/C:</b> Central Air		<b>Heat/Fuel:</b> Central, Electric		<b>Floor Covering:</b> Carpet, Ceramic Tile	
<b>Water:</b> Public		<b>Sewer:</b> Public Sewer			
<b>Room Type</b>	<b>Level</b>	<b>Approx Dim</b>	<b>Flooring</b>	<b>Bedroom Closet Type</b>	<b>Features</b>
Living Room	First	14x15	Carpet		
Family Room	First	14x16	Carpet		
Kitchen	First	10x14	Ceramic Tile		
Dinette	First	8x11	Ceramic Tile		
Master Bedroom	First	15x16	Carpet		
Bedroom 2	First	12x14	Carpet		
Bedroom 3	First	12x14	Carpet		
Office	First	9x10	Ceramic Tile		
Balcony/Porch/Lanai	First	15x28	Concrete		
Inside Utility	First	8x10			

**Exterior Information**

**Ext Construction:** Block, Concrete, Stucco  
**Roof:** Shingle  
**Ext Features:** Hurricane Shutters, Irrigation System, Lighting, Outdoor Shower, Private Mailbox, Rain Gutters, Sliding Doors

**Property Description:**  
**Foundation:** Block

**Community Information**

**HOA / Comm Assn:** No **HOA Fee:** **HOA Pmt Sched:** **Mo Maint\$(add HOA):**  
**Monthly HOA Amount:** **Other Fee:**  
**Condo Fee:** **Monthly Condo Fee:** **Can Property be Leased:** No

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**D6131352 3340 SUNSET BEACH DR, VENICE, FL 34293****County:** Sarasota  
**Subdiv:** SOUTH VENICE  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0**Status:** Active  
**List Price:** \$525,000  
**Year Built:** 1976  
**Special Sale:** None**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 5  
**CDOM:** 183  
**Heated Area:**  
1,673 SqFt / 155 SqM  
**Total Area:** 2,290 SqFt / 213 SqM  
**LP/SqFt:** \$313.81**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 1  
**Carport:** No **Spcs:**

Welcome to this charming 3-bedroom 2-bath SPLIT FLOORPLAN pool home located in the highly desirable community of South Venice, Florida. Boasting a fabulous BONUS ROOM, this residence offers a spacious and inviting living space. Upon arrival, you'll be greeted by a screened breezeway. Step inside and you'll discover a generously sized living room, a meticulously designed kitchen, a delightful dining area, a cozy family room and sunroom, providing a perfect layout for relaxation and entertainment. The bonus room with a closet and private entrance, adds versatility to the home, serving as an additional bedroom, office space, or even an income-generating rental. Each of the 3 main bedrooms feature generous WALK-IN CLOSETS, while the primary bedroom boasts the added luxury of an EN-SUITE BATHROOM providing added privacy. The highlight of this home is undoubtable the expansive 32X16 POOL, perfect for cooling off on hot summer days or hosting poolside gatherings. The FULLY ENCLOSED SUNROOM with sliding glass doors seamlessly connects the indoor and outdoor living spaces, providing a picturesque setting for relaxation and entertainment. In the yard, you'll find a variety of fruit including a fig tree, a pineapple plant, and a grape vine arbor that is currently bearing fruit, adding natural beauty and a touch of tropical charm. Additionally, a freestanding shed offers convenient storage for outdoor tools. Privacy is ensured by the brand new 6-foot PRIVACY FENCE along the rear of the property. The yard is fully enclosed. The kitchen has been tastefully updated with modern cabinets, elegant GRANITE countertops, a generously sized ISLAND & brand new stainless steel appliances, including an oven with convection and air fryer functionalities. The kitchen also has ample space for a full sized dining room table. Enjoy the convenience of a whole house REVERSE OSMOSIS SYSTEM as well as a kitchen sink water purifying system, providing you with pure & clean water. Parking is a breeze with the driveway accommodating up to 6 vehicles, making it ideal for households with multiple cars, or those needing space for a BOAT or RV. This home was well-prepared for Hurricane Ian with it's X-FLOOD ZONE designation, NEW ROOF, IMPACT WINDOWS, and hurricane shutters. These features are essential in protecting a home from storm damage and can provide peace of mind during hurricane seasons. ADDITIONAL UPDATES INCLUDE: 2005 Impact rated windows, a 2019 new HVAC System, a 2022 NEW ROOF with wind mitigation certification, and a 2023 Water heater. The master bedroom is adorned with easily removable wallpaper, allowing for customization to suit your personal taste.

\*\*\*\*\*

With NO HOA OR DEED RESTRICTIONS, residents have the freedom to make this home truly their own. Residents of this home have the option to obtain membership passes to the South Venice Civic Assn., granting access to the South Venice Ferry and the community boat ramp, both conveniently located just 1/2 mile away. Whether you're seeking a vacation rental or your own piece of paradise, this home is the perfect fit. Don't miss this opportunity to make this beautiful South Venice Pool home your own. Schedule a showing today and experience the best of Florida living!

**Land, Site, and Tax Information****Legal Desc:** LOT 59 SUNSET BEACH UNIT 1**Ownership:** Fee Simple**Homestead:** Yes**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:** 75x120**Lot Size Acres:** 0.21**Water Frontage:**No**Water View:** No**Water Access:** Yes-Beach, Intracoastal Waterway**Addtl Water Info:** Just 1/2 mile from house is the South Venice Beach Ferry(\$150.00)and Boat ramp(\$120.00) for \$270.00/year**Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Floor Covering:** Carpet, Ceramic Tile, Vinyl**Water:** Well**Sewer:** Septic Tank**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Family Room

First

19.5x15.5

Vinyl

Kitchen

First

13.5x13

Ceramic Tile

Living Room

First

15.5x11

Ceramic Tile

Master Bedroom

First

13.5x12

Carpet

Walk-in Closet

En Suite Bathroom

Bedroom 2

First

14x10.5

Carpet

Walk-in Closet

Ceiling Fan(s)

Bedroom 3

First

11x11

Carpet

Walk-in Closet

Ceiling Fan(s)

Florida Room

First

17.5x11

Vinyl

Bonus Room

First

11x11

Vinyl

Built-in Closet

Ceiling Fan(s)

Dining Room

First

Ceramic Tile

**Exterior Information****Ext Construction:** Block**Roof:** Shingle**Ext Features:** Private Mailbox, Rain Gutters, Sliding Doors, Storage**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** No**Monthly HOA Amount:****Condo Fee:****Other Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes

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**A4565697 4797 TIVOLI PL, SARASOTA, FL 34235**

**County:** Sarasota  
**Subdiv:** LONGWOOD VILLAS  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$519,900  
**Year Built:** 1989  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4

**ADOM:** 98  
**CDOM:** 98  
**Heated Area:**  
 1,726 SqFt / 160 SqM  
**Total Area:** 2,467 SqFt / 229 SqM  
**LP/SqFt:** \$301.22

**Flood Zone Code:**x

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

STOP! This \*ASSOCIATION FEE COVERS BUILDING EXTERIOR - INCLUDING ROOF, INSURANCE, pressure washing, paint, and landscape maintenance.\* With regular homeowners' insurance going sky high, you'll only need insurance coverage for what's inside the walls and your pool - saving you \$\$\$ and headaches! Walk in through the private courtyard entry of this meticulously cared-for home and enjoy the gorgeous Mexican terracotta tile and high, vaulted ceilings. Relax in your cozy living room with true, wood burning fireplace (electric insert). The kitchen has extra thick granite counter tops and ogee edges, NEWER (2020) stainless steel appliances, high-end, custom, solid cherry Tuscan-inspired cabinets, handmade custom mosaic backsplash, with roomy pantry and a breakfast nook large enough for a table for 4. The Master Bedroom is en suite with a large walk in closet and a linen closet. Dual sinks, separate shower and deep, garden tub, all with granite counter tops complete the roomy Master bath. This is a true 3 bedroom, although the 3rd has been made into a den with a granite top wet bar making a great hangout for friends to gather. Indoor laundry room has NEWER (2020) washer and dryer and large storage closet. Step outside and relax in your heated pool or enjoy the lush landscaping and view over greenery to the lake from the roomy, fiber-optic lighted lanai. Gutters are equipped with new leaf filter system (warranty included) Home has newer Square D 200 amp service (2020). Leave your worries on the doorstep... your HOA fees include all the ground maintenance, building insurance, irrigation, your roof, power washing and house painting. Motivated seller - furnishings are available upon request.

#### Land, Site, and Tax Information

**Legal Desc:** LOT 41 LONGWOOD VILLAS UNIT 4

**Ownership:** Condominium

**Homestead:** Yes

**CDD:** No

**AG Exemption YN:**

**Existing Lease:** No

**Auction Type:**

**Lot Dimensions:**

**Lot Size Acres:** 0.16

**Water Frontage:**No

**Water View:** Yes-Pond

**Water Access:** No

**Tax Year:** 2022

**Annual CDD Fee:**

**Development:**

**Land Lease Fee:**

**Property Access:**

**Lot Size:** 7,115 SqFt / 661 SqM

**Waterfront Ft:** 0

**Water Name:**

**Water Extras:** No

**Zoning:** RSF1

**Taxes:** \$2,674

**Other Exemptions:**

**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air, Humidity Control

**Heat/Fuel:** Electric, Heat Pump

**Floor Covering:** Tile

**Water:** Public

**Sewer:** Public Sewer

**Room Type**

**Level**

**Approx Dim**

**Flooring**

**Bedroom Closet Type**

**Features**

Living Room

First

20x20

Ceramic Tile

Dining Room

First

11x10

Ceramic Tile

Kitchen

First

19x10

Ceramic Tile

Master Bedroom

First

15x12

Ceramic Tile

Bedroom 1

First

12x10

Ceramic Tile

Study/Den

First

13x12

Ceramic Tile

Ceiling Fan(s)

Built-In Shelving

Breakfast Bar, Granite Counters, Pantry

Dual Sinks, En Suite Bathroom, Exhaust Fan, Garden Bath, Granite Counters, Linen Closet in Bath

Ceiling Fan(s)

Ceiling Fan(s), Wet Bar

#### Exterior Information

**Ext Construction:** Block, Stucco

**Roof:** Concrete, Tile

**Ext Features:** Gray Water System, Irrigation System, Sliding Doors

**Property Description:** Corner Unit

**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** Yes

**HOA Fee:** \$1,781

**HOA Pmt Sched:** Quarterly

**Mo Maint\$(add HOA):**

**Monthly HOA Amount:** \$594

**Other Fee:**

**Condo Fee:** \$386 / Semi Annual

**Monthly Condo Fee:** \$64

**Can Property be Leased:** Yes

**Pet Restrictions:** All Dogs must be kept on leashes as per Sarasota County pet ordinances.

**Max Pet Wt:**

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**A4571814 2485 WENONA DR, NORTH PORT, FL 34288**

**County:** Sarasota  
**Subdiv:** PORT CHARLOTTE SUB 49  
**Subdiv/Condo:**  
**Beds:** 3  
**Baths:** 2/0

**Status:** Active  
**List Price:** \$569,500  
**Year Built:** 2023  
**Special Sale:** None



**Pool:** Private  
**Property Style:** Single Family Residence  
**Total Acreage:** 1/4 to less than 1/2

**ADOM:** 27  
**CDOM:** 27  
**Heated Area:**  
 1,831 SqFt / 170 SqM  
**Total Area:** 2,567 SqFt / 238 SqM  
**LP/SqFt:** \$311.03

**Flood Zone Code:**X

**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carport:** No **Spcs:**

Under Construction. Brand New House in a Very desirable location in the North Port Area! Currently Under construction. This gorgeous custom built, quality home sits on a large corner sized lot with a pool. This home brings an open floor plan with 3 bedrooms plus a den/office/4th room, 2 baths, 2 car garage, all with luxury vinyl planks throughout the home. This home also features a 90 degree slider that opens to a pool area complete with pavers all around. This is not your average new construction home. This home also features high tray ceilings throughout the living room and master bedroom. The master bathroom has granite counter tops with two separate sinks and nice walk in shower, along with walk-in closets. Kitchen is fully updated with granite counter tops, stainless steel matching appliances, slow closing drawers, double oven, and a large center island to entertain your family and friends during gatherings. Other models in different locations are available. Please ask the agent for details. Make this your HOME today!

#### Land, Site, and Tax Information

**Legal Desc:** LOT 13 BLK 2437 49TH ADD TO PORT CHARLOTTE  
**Ownership:** Fee Simple  
**Homestead:** Yes  
**AG Exemption YN:**  
**Existing Lease:** No  
**Auction Type:**  
**Lot Dimensions:**  
**Water Frontage:**No  
**Water View:** No  
**Water Access:** No

**CDD:** No  
**Lot Size Acres:** 0.35

**Tax Year:** 2022  
**Annual CDD Fee:**  
**Development:**  
**Land Lease Fee:**  
**Property Access:**  
**Lot Size:** 15,402 SqFt / 1,431 SqM  
**Waterfront Ft:** 0  
**Water Name:**  
**Water Extras:** No

**Zoning:** RSF2  
**Taxes:** \$590  
**Other Exemptions:**  
**Subdiv/Condo:**

#### Interior Information

**A/C:** Central Air  
**Water:** Well  
**Heat/Fuel:** Central  
**Sewer:** Septic Tank  
**Floor Covering:** Laminate

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Master Bedroom	First	14x18	Vinyl	Walk-in Closet	
Bathroom 2	First	12.1x10.5	Vinyl		
Bathroom 3	First	11x10.3	Vinyl		
Great Room	First	16.1x10.1	Vinyl		
Kitchen	First	10.1x15.4	Vinyl		
Office	First	10.1x5.6	Vinyl		

#### Exterior Information

**Ext Construction:** Block, Stucco  
**Roof:** Shingle  
**Ext Features:** Hurricane Shutters, Sliding Doors  
**Property Description:**  
**Foundation:** Slab

#### Community Information

**HOA / Comm Assn:** No  
**Monthly HOA Amount:**  
**Condo Fee:**  
**HOA Fee:**  
**HOA Pmt Sched:**  
**Other Fee:**  
**Monthly Condo Fee:**  
**Mo Maint\$(add HOA):**  
**Can Property be Leased:** Yes

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**N6127045 1190 WILLOW SPRINGS DR, VENICE, FL 34293****County:** Sarasota  
**Subdiv:** WILLOW SPGS  
**Subdiv/Condo:****Status:** Active  
**List Price:** \$549,900**Beds:** 3  
**Baths:** 2/0**Year Built:** 1988  
**Special Sale:** None**Pool:** Private, Community  
**Property Style:** Single Family Residence  
**Total Acreage:** 0 to less than 1/4**ADOM:** 30  
**CDOM:** 30  
**Heated Area:**  
1,928 SqFt / 179 SqM  
**Total Area:** 2,803 SqFt / 260 SqM  
**LP/SqFt:** \$285.22**Flood Zone Code:**X**Garage:** Yes **Attch:** Yes **Spcs:** 2  
**Carpport:** No **Spcs:**

You can get all the check marks here in this solid, superbly maintained, updated home. 3/2/2, HEATED POOL with water view on an oversized corner lot in a maintenance free community. IMPACT WINDOWS, automated roll down HURRICANE PROTECTION on doors and lanai and a hurricane rated garage door. Whole house generator. Wide open floor plan with sealed travertine floors throughout every room. Ideal split floor plan, with good sized bedrooms and walk in closets. Main bedroom has a nice big closet. The second bedroom has a 36" doorway for wheel chair accessibility. The second bath has access door to the pool so no running through the house from the pool to the bathroom. The laundry room has storage and a sink. The main bath has double vanities and shower. The updated kitchen has a center island, granite counters, stainless appliances and a window looking over the pool. The lanai and pool area have travertine pavers with a spacious under cover area for lounging. The garage floor has been painted and have areas for overhead storage. The plumbing is a manifold system, there is also a central vac and a new water heater. This community takes care of mowing the lawn, house painting every ten years, roof cleaning and irrigation. There is a clubhouse with activities, pool/spa, fitness center, basketball court, tennis/pickleball court. Great location in Venice with beaches, downtown, shopping and the Cool Today Park!

**Land, Site, and Tax Information****Legal Desc:** LOT 48 WILLOW SPRINGS**Ownership:** Fee Simple**Homestead:** Yes**CDD:** No**AG Exemption YN:****Existing Lease:** No**Auction Type:****Lot Dimensions:****Lot Size Acres:** 0.24**Water Frontage:**No**Water View:** Yes-Pond**Water Access:** No**Tax Year:** 2022**Annual CDD Fee:****Development:****Land Lease Fee:****Property Access:****Lot Size:** 10,665 SqFt / 991 SqM**Waterfront Ft:** 0**Water Name:****Water Extras:** No**Zoning:** RSF1**Taxes:** \$3,077**Other Exemptions:****Subdiv/Condo:****Interior Information****A/C:** Central Air**Heat/Fuel:** Electric**Floor Covering:** Travertine**Water:** Canal/Lake For Irrigation**Sewer:** Public Sewer**Room Type****Level****Approx Dim****Flooring****Bedroom Closet Type****Features**

Master Bedroom

First

14x16

Travertine

Walk-in Closet

Living Room

First

20x20

Travertine

Dining Room

First

13x12

Travertine

Bedroom 2

First

12x12

Travertine

Walk-in Closet

Handicapped Accessible

Bedroom 3

First

10x14

Travertine

Walk-in Closet

Bathroom 2

First

10x11

Travertine

Kitchen

First

Travertine

**Exterior Information****Ext Construction:** Block, Stucco**Roof:** Tile**Ext Features:** Hurricane Shutters, Irrigation System, Rain Gutters, Sidewalk**Property Description:****Foundation:** Slab**Community Information****HOA / Comm Assn:** Yes**HOA Fee:** \$674**HOA Pmt Sched:** Quarterly**Mo Maint\$(add HOA):****Monthly HOA Amount:** \$225**Other Fee:****Condo Fee:****Monthly Condo Fee:****Can Property be Leased:** Yes**Pet Restrictions:** Refer to deed restrictions/bylaws**Max Pet Wt:**

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