

# VILLA D'ESTE AT PRESTANCIA

4593 LAS BRISAS LANE



## 4593 LAS BRISAS LANE

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Privacy. Serenity. Convenience. Drive through the gates at Prestancia and enter a singular community designed to live in harmony with nature. Prestancia is an Audubon Wildlife Sanctuary, a unique designation for residents who cherish the local environment. Within this special setting is Villa d'Este, a neighborhood of carefree villas cradled by the surrounding natural beauty.

This 2,166 sq. ft. villa is filled with superlatives -- cathedral ceilings, big rooms, big windows, high skylights and open floorplan. A perfect canvas for your designer flair, and offered accordingly. The large, open living area includes the dining room and living room with soaring ceilings and sliding glass doors to the Florida room. The Florida room has sliding glass doors to the garden where a patio and/or outdoor kitchen could be added. The spacious eat-in kitchen has a garden window, eat-in counter and breakfast room. The private master retreat has a large bedroom with sitting area, walk-in closet and large master bath with dual sinks, jetted bathtub and walk-in shower. Imagine the possibilities with all this space!

Enjoy all the comfort, space and privacy of a single family home with the amenities of a gated, maintenance-free community. Convenient Palmer Ranch location located between Downtown Sarasota and downtown Venice, close to shopping, dining, fitness, Potter Park, South YMCA, Legacy Trail and Siesta Key Beach. Love the Sarasota lifestyle!

**Be sure to look at photos, video and 3D virtual tour of this home at:  
[PeterGLaughlin.com/4593-Las-Brisas-Lane](http://PeterGLaughlin.com/4593-Las-Brisas-Lane)**

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## PRESTANCIA

- Gated community within Palmer Ranch, a master planned community of 90 subdivisions in Sarasota
- Planned in synergy with its surroundings and environment.
- Audubon-sanctioned wildlife sanctuary
- Two 18-hole championship golf courses at Tournament Players Club (TPC)



## VILLA D'ESTE

- Neighborhood of villas and townhouses surrounding the TPC Prestancia golf course
- Monthly pool parties
- Excellent location between Downtown Sarasota and Downtown Venice:
  - Adjacent to the Legacy Trail
  - 1 mile to Costco
  - 2 miles to South YMCA, Potter Park and Selby Aquatic Center
  - 5 miles to shopping and dining at Gulf Gate and Sarasota Pavilion
  - 7 miles to Siesta Beach
  - 10 miles to Downtown Sarasota
  - 11 miles to Downtown Venice
  - 13 miles to the Mall at University Town Center



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## HOME FEATURES

- 2,166 sq. ft. A/C | 2,897 sq. ft. total
- 2 bedrooms, 2 baths
- Soaring high ceilings
- Bright and cheerful ambiance with big windows and skylights
- Split bedroom plan
- Driveway and side-load 2-car garage
- Whole-house water filtering system

## COVERED ENTRY

- Size: 12'0" x 4'10"
- Brick floor
- Screened in

## FOYER

- Size: 8'7" x 5'9"
- Tile floor
- Recessed ceiling lights
- Coat closet
- Entry door with sidelight

## LIVING ROOM

- Size: 19'7" x 16'0"
- Laminate plank floor
- Cathedral ceiling
- Skylight
- Recessed ceiling lights
- Ceiling fan
- Electric fireplace
- Wet bar
- Sliding glass doors to Florida room



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## DEN/STUDY

- Size: 13'0" x 10'8"
- Laminate plank floor
- Ceiling fan
- Queen murphy bed with side storage
- Sliding glass doors to Florida room



## FLORIDA ROOM

- Size: 11'7" x 11'7"
- Tile floor
- Ceiling fan
- Sliding glass doors to outdoor garden, living room and den/study



## DINING ROOM

- Size: 12'0" x 12'0"
- Laminate plank floor
- Cathedral ceiling
- Track lights
- Skylight



## KITCHEN

- Size: 11'5" x 11'3"
- Tile floor
- Cathedral ceiling
- Thermofoil cabinetry with laminate countertops
- Appliances:
  - Glass-top range with convection oven
  - Over-range microwave
  - Side-by-side refrigerator/freezer
  - Dishwasher



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- Two-bowl sink with pull-out faucet and disposal
- Under-sink water filter
- Kitchen garden window
- Eat-in counter

### **BREAKFAST ROOM**

- Size: 11'6" x 9'6"
- Tile floor
- Ceiling fan
- Built-in desk and cabinets

### **MASTER BEDROOM**

- Size: 23'4" x 13'11"
- Laminate plank floor
- Cathedral ceiling
- Skylight
- Ceiling fan with lights
- Sitting area
- Walk-in closet

### **ENSUITE MASTER BATH**

- Size: 18'3" x 9'0"
- Tile floor
- Two skylights
- Double vanity
- Wall-to-wall vanity mirror
- Vanity lights
- Medicine cabinet
- Jetted bathtub with tile surround
- Walk-in shower with tile floor/walls
- Water closet with commode and bidet
- Linen closet



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## BEDROOM 2

- Size: 14'0" x 12'3"
- Laminate plank floor
- Ceiling fan
- Standard closet



## BATH 2

- Tile floor
- Skylight
- Single vanity
- Wall mirror
- Medicine cabinet
- Bathtub/shower with tile walls and bypass doors



## LAUNDRY

- Size: 10'11" x 5'6"
- Tile floor
- Laundry sink
- Washer and dryer
- Storage closet



## 2-CAR GARAGE

- Size: 20'7" x 20'2"
- Speckled epoxy floor
- Storage cabinet system
- Electric garage door opener (2018)



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## NOTES

- Brand new A/C ductwork with UV lights (Cool Coast)
- A/C serviced regularly every 6 months (Cool Today)
- Inactive security system – contact HOA to activate
- Can add outdoor patio and outdoor kitchen beyond Florida room



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