

SARASOTA PALMER RANCH VILLA IN VILLAGE WALK

5864 HELICON PLACE



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Love the carefree, easy-going lifestyle in this spacious two bedroom, two bath residence in Sarasota's Village Walk. Vacant and move-in ready, upgrades include brand new luxury wood-look plank flooring, new A/C and almost new water heater (2019). The 1,693 sq. ft. floorplan features high vaulted ceilings, spacious kitchen with eat-in counter, living room, and open dining/family room with lake view and sliding glass doors to screened-in lanai. Both bedrooms have walk-in closets and ensuite baths. An inside utility room and two-car garage add to the convenience of this well-planned home.

Nestled on 516 lushly landscaped acres in the heart of Palmer Ranch, the residences at Village Walk are built around a system of interconnected lakes with miles of walking paths and scenic bridges where you can see sandhill cranes, bald eagles and a variety of wildlife. The waterfront Town Center offers 24-hour fitness center, heated lap pool, tropical lagoon pool, 6 Har-Tru lighted tennis courts, basketball court, pickle ball, bocce and meeting rooms. VillageWalk is one of the few communities that has its own full-service café, full bar, gas station, hair salon and gift shop. Residents can participate in a full calendar of social activities and groups for fellowship and recreation.

Enjoy the comfort and space of a single-family villa with the amenities of a gated, maintenance-free community. The convenient Palmer Ranch location in south Sarasota is close to shopping, dining, Potter Park, Sarasota YMCA, Legacy Trail and Siesta Key beach.

Photos and video of this villa available at:
PeterGLaughlin.com/5864-Helicon-Place

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VILLAGE WALK

- Located in Palmer Ranch
- Gated entrance with 24-hour security
- Miles of walking paths along scenic lakes and bridges
- Town Center with multi-purpose areas, TV, library, piano and catering kitchen
- Fully-equipped fitness center open 24-hours
- Heated, resort-style, lagoon pool
- Heated lap pool
- 6 lighted Har-Tru tennis courts
- Bocce ball
- Pickleball
- Gas station
- Full-service restaurant and bar
- Village Peddler gift boutique
- Post office
- Hair salon
- 2 miles to Legacy Trail
- 3.5 miles to Westfield Sarasota Square Mall
- 3.7 miles to Potter Park Sarasota YMCA
- 8 miles to Siesta Public Beach

RESIDENCE FEATURES

- 1,693 sq. ft. A/C | 2,124 sq. ft. total
- 2 bedrooms with walk-in closets and ensuite baths
- 2-car garage
- Inside laundry room
- Central vacuum
- Screened-in lanai
- A/C new 2021 / Water heater new 2019
- New wood-look plan flooring throughout



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FOYER

- Size: 6'5" x 4'11"
- Luxury wood-look vinyl plank floor
- Pendant light



LIVING ROOM

- Size: 17'8" x 13'0"
- Luxury wood-look vinyl plank floor
- Ceiling fan
- Built-in wall system



DINING ROOM

- Size: 15'3" x 14'1"
- Luxury wood-look vinyl plank floor
- Ceiling fan



FAMILY ROOM

- Size: 14'1" x 14'1"
- Luxury wood-look vinyl plank floor
- Ceiling fan
- Sliding glass doors to screened-in lanai with lake view

KITCHEN

- Size: 11'7" x 10'6"
- Luxury wood-look vinyl plank floor
- Recessed ceiling lights
- Corian countertops
- Tile backsplash



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- Appliances:
 - Slide-in range with glass cooktop and convection oven
 - Over-range microwave
 - Side-by-side refrigerator/freezer
 - Dishwasher
- Two-bowl sink with disposal



BEDROOM 1

- Size: 14'8" x 12'3"
- Luxury wood-look vinyl plank floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer and mirrored bypass doors
- Linen/storage closet in bedroom foyer



ENSUITE BATH 1

- Luxury wood-look vinyl plank floor
- Dual vanity with cultured marble top and integrated sinks
- Walk-in shower with tile floor/walls and toiletry shelf
- Linen closet



BEDROOM 2

- Size: 14'6" x 11'0"
- Luxury wood-look vinyl plank floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer and mirrored bypass doors



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ENSUITE BATH 2

- Luxury wood-look vinyl plank floor
- Single vanity with cultured marble top and integrated sink
- Bathtub/shower with tile walls
- Linen closet



LAUNDRY ROOM

- Size: 10'10" x 5'11"
- Luxury wood-look vinyl plank floor
- Storage cabinets
- Utility sink
- Whirlpool front-loading washer and dryer



SCREENED-IN LANAI

- Size: 31'0" x 19'8"
- Flocrete floor
- Screened in
- Lake view



2-CAR GARAGE

- Size: 19'4" x 19'4"
- Painted concrete floor
- Automatic garage door
- Metal hurricane shutter system storage

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