

SARASOTA PALMER RANCH VILLA IN VILLAGE WALK

8069 CAMMINARE DRIVE



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Love the carefree, peaceful lifestyle in this spacious two bedroom, two bath residence in Sarasota's Village Walk just one block to Town Center amenities and activities. Vacant and move-in ready, upgrades include brand new wood-look tile flooring, new solid-wood cabinetry with granite countertops, new baths, new paint, almost new A/C, plantation shutters and enclosed lanai with impact-glass sliding glass doors. The 1,534 sq. ft. floorplan features high vaulted ceilings, spacious kitchen with eat-in counter, living room, open dining/family room with sliding glass doors to an enclosed lanai and spacious screened-in patio with greenbelt view. Both bedrooms have walk-in closets and one of the baths features a luxury therapeutic walk-in bathtub. 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, Legacy Trail and Siesta Key beach.

Photos and video of this villa available at:
PeterGLaughlin.com/8069-Camminare-Drive

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VILLAGE WALK

- 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 and pickleball
- Gas station
- Full-service restaurant and bar
- Village Peddler gift boutique
- Post office
- Hair salon



RESIDENCE FEATURES

- 1,534 sq. ft. A/C | 2,125 sq. ft. total
- 2 bedrooms with walk-in closets
- New wood-look tile flooring in living areas and wood-look vinyl flooring in bedrooms
- Newly remodeled baths
- New solid-wood cabinetry with granite tops
- New paint
- Almost new A/C (end of 2019)
- Plantation shutters
- 2-car garage
- Inside laundry room
- Central vacuum
- Enclosed lanai with impact sliding glass doors
- Screened-in patio
- Walk to Town Center amenities



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FOYER

- Size: 6'6" x 4'10"
- Wood-look plank tile floor
- Chandelier

LIVING ROOM

- Size: 17'8" x 12'4"
- Wood-look plank tile floor
- Ceiling fan with light
- Solid-wood built-in wall system with granite top



DINING ROOM

- Size: 9'5" x 14'0"
- Wood-look plank tile floor
- Chandelier



FAMILY ROOM

- Size: 9'5" x 14'0"
- Wood-look plank tile floor
- Chandelier
- Sliding glass doors with sun shades to enclosed lanai



KITCHEN

- Size: 11'6" x 10'0"
- Wood-look plank tile floor
- Recessed ceiling lights
- Solid-wood cabinets with soft-close drawers and doors
- Granite countertops

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- Pull-out drawers in cabinets
- Stainless appliances:
 - Range with glass cooktop and convection oven
 - Over-range microwave
 - French-door refrigerator with bottom freezer drawer and in-door water/ice dispenser
 - Bosch dishwasher
- Two-bowl stainless sink with disposal



BEDROOM 1 FOYER

- Size: 4'7" x 3'10"
- Barn door to living area
- Wood-look plank tile floor
- Closet with wardrobe organizer and mirrored bypass doors



BEDROOM 1

- Size: 14'10" x 12'5"
- Wood-look vinyl plank floor
- Ceiling fan
- Walk-in closet with wardrobe organizer and mirrored bypass doors



ENSUITE BATH 1

- Size: 12'5" x 4'11"
- Wood-look plank tile floor
- Solid-wood dual vanity with granite top and undermount sinks
- Framed mirror
- Walk-in shower with pebble tile floor and tile walls
- Linen closet



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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



BATH 2

- Wood-look plank tile floor
- Solid-wood single vanity with granite top and undermount sink
- Wall-to-wall vanity mirror
- SafeStep therapeutic walk-in bathtub with shower head, bathtub filler and hand-held shower spray (installed 2019)
- Linen closet



LAUNDRY ROOM

- Size: 10'7" x 5'10"
- Wood-look plank tile floor
- Solid-wood cabinets with granite top
- Stainless utility sink
- Washer and dryer
- Closet with air handler and storage shelves



ENCLOSED LANAI

- Size: 13'11" x 10'5"
- Wood-look plank tile floor
- Fully enclosed with impact sliding glass doors on two sides (installed August 2016)
- Ceiling fan with light



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SCREENED-IN PATIO

- Size: 30'11" x 19'8"
- Flocrete floor
- High screen ceiling
- Preserve/greenbelt view

2-CAR GARAGE

- Size: 19'11" x 19'11"
- Concrete floor
- Automatic garage door
- Metal hurricane shutter system storage



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