

SARASOTA PALMER RANCH VILLA IN VILLAGEWALK

5852 HELICON PLACE



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Love the carefree, easy-going lifestyle in this spacious two bedroom, two bath lakefront villa in Sarasota's VillageWalk. Vacant, furnished and move-in ready, upgrades include brand new luxury vinyl wood-look plank flooring in living areas and kitchen, new quartz countertops in kitchen and living room, new 18-gauge stainless sinks in kitchen and laundry, new interior paint, new LED light bulbs throughout, new light/ceiling fan fixtures and plumbing hook-up and valves. The 1,534 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. Notably, this is the last DiVosta community with poured concrete exterior walls.

Nestled on 516 lushly landscaped acres in the heart of Palmer Ranch, the residences at VillageWalk 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. Entry into the community is secured by a 24-hour manned security gate. 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, video and 3D tour of this villa available at:
PeterGLaughlin.com/5852HeliconPlace



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VILLAGEWALK

- 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

- 1,534 sq. ft. A/C | 2,125 sq. ft. total
- 2 bedrooms with walk-in closets
- 2-car garage
- Inside laundry room
- Central vacuum
- Screened-in lanai
- New tile and luxury vinyl plank flooring throughout



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FOYER

- Size: 6'6" x 4'10"
- Tile floor
- Modern chandelier

LIVING ROOM

- Size: 17'8" x 10'8"
- Luxury wood-look vinyl plank floor
- Cathedral ceiling
- Recessed ceiling lights
- Full-wall built-in with mirrored back and glass shelving

DINING ROOM

- Size: 10'8" x 7'0"
- Tile floor

FAMILY ROOM

- Size: 14'1" x 11'4"
- Luxury wood-look vinyl plank floor
- Recessed ceiling lights
- Ceiling fan
- Sliding glass doors to screened-in lanai with lake view

KITCHEN

- Size: 11'3" x 10'0"
- Tile floor
- Recessed ceiling lights



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- Quartz countertops
- Tile backsplash
- Appliances:
 - Range with glass cooktop and convection oven
 - Over-range microwave
 - Side-by-side refrigerator/freezer
 - Dishwasher
- Oversize single-bowl stainless steel sink with disposal and pull-out faucet
- Cabinet pantry
- Eat-in counter

BEDROOM 1

- Size: 14'10" x 12'4"
- Luxury wood-look vinyl plank floor
- Ceiling fan with light
- Large windows with lake view
- Walk-in closet with wardrobe organizer and mirrored bypass doors
- Linen/storage closet in bedroom foyer

ENSUITE BATH 1

- Tile floor
- Recessed ceiling lights
- Dual vanity with cultured marble top and integrated sinks
- Under-vanity lighting
- Wall mirror
- Walk-in shower with tile floor/walls and glass by-pass doors
- Linen closet



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BEDROOM 2

- Size: 14'8" x 11'2"
- Luxury wood-look vinyl plank floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer and mirrored bypass doors



ENSUITE BATH 2

- Tile floor
- Recessed ceiling light
- Single vanity with cultured marble top and integrated sink
- Under-vanity lighting
- Bathtub/shower with tile walls
- Linen closet



LAUNDRY ROOM

- Size: 10'7" x 5'9"
- Tile floor
- Storage cabinets with quartz top
- Stainless steel utility sink
- Washer and dryer



SCREENED-IN LANAI

- Size: 14'3" x 10'5"
- Flocrete floor
- Screened in
- Lake view

2-CAR GARAGE

- Size: 19'9" x 19'5"
- Painted concrete floor
- Automatic garage door
- Metal hurricane shutter system storage



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