

SONOMA TOWNHOME

8276 VILLA GRANDE COURT



FULFILLING LIFESTYLE DREAMS


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GROUP

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A hidden gem located within the popular University Parkway corridor in Sarasota, Florida. Imagine being so close to shopping, dining, travel, fitness and recreation venues, yet tucked away in a small community surrounded by lakes and conservation areas. Plus, the added bonus of being right next to Conservatory Park, an 88-acre county park with lake and walking trails where you can see eagles, bunnies, owls and other wildlife. What a life!

Welcome to Sonoma -- a gated, maintenance-free community where you can enjoy a freedom lifestyle. This tasteful residence has high ceilings and open floor plan with living, dining and kitchen on the first floor, and three bedrooms and two baths on the second. The living areas open to a covered, screened-in lanai equipped with a hot tub and added privacy from the preserve area in the back. The central kitchen has eat-in counter, extra space for a dinette and sliding glass doors to the outdoor area. The spacious master suite has a stepped ceiling, two walk-in closets and luxury ensuite bath with two vanities, deep soaking tub and walk-in shower. The second floor has a multi-purpose alcove that can be used as an office or common sitting area. This immaculate townhome has impact windows, shutters for the glass doors, tile roof and brick paver driveway and walkway.

Sonoma community amenities include an outdoor swimming pool, sports court and two playgrounds. Nearby conveniences include Publix, Detweiler's Farm Market, Jessica's Organic Farm, University Town Center, SRQ International Airport and Nathan Benderson Park.

Photos and video available at:
PGL.Group/8276VillaGrande



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LOCATION

- Sonoma gated community
- Community backs up to Conservatory Park, an 88-acre Manatee County park with lake and walking trails
- Access to Conservatory Park via community gate and trail
- Community outdoor pool, sport court and 2 playgrounds
- Convenient University Parkway location with a wide variety of shopping, fitness and dining venues:
 - 1.4 mile to Detweiler's Farm Market
 - 1.6 mile to Publix Supermarket
 - 2.5 miles to Jessica's Organic Farm
 - 2.7 miles to Whole Foods Market
 - 3.4 miles to University Town Center
 - 4.2 miles to SRQ International Airport
 - 4.3 miles to Nathan Benderson Park
 - 7.0 miles to Downtown Sarasota
- Within 3 miles of Palm Aire, University Park and The Meadows golf courses



EXTERIOR

- Concrete block reinforced with steel rebar
- 2-car garage
- Screened-in lanai with hot tub
- Backs up to conservation area



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INTERIOR

- 1,806 sq. ft. A/C | 2,346 sq. ft. total
- 3 bedrooms, 2.5 baths
- Open living areas on first floor
- Bedrooms on second floor
- 9'2" ceiling on first floor
- 8'11" ceiling on second floor



FIRST FLOOR

FOYER

- Size: 6'5" x 5'9"
- Tile floor
- Recessed ceiling light
- Full-light entry door with Plantation shutters



DINING ROOM

- Size: 10'7" x 7'6"
- Tile floor
- Chandelier
- Mirrored accent wall
- Oversize window with Plantation shutters



GREAT ROOM

- Size: 15'6" x 10'2"
- Tile floor
- Ceiling fan with light
- Sliding glass doors to lanai



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KITCHEN

- Size: 16'2" x 9'10"
- Tile floor
- Recessed ceiling lights
- Solid-wood cabinets
- Solid-surface countertops
- Integrated sink with disposal
- Appliances:
 - Range with glass cooktop and regular oven
 - Over-range microwave
 - Side-by-side refrigerator/freezer with in-door ice/water dispenser
 - Dishwasher
- Cabinet pantry
- Eat-in counter with pendant lights above
- Eating space in kitchen
- Sliding glass doors to lanai



POWDER ROOM

- Tile floor
- Pedestal sink
- Oval mirror
- Vanity lights



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SECOND FLOOR

MASTER BEDROOM

- Size: 17'2" x 12'9"
- Carpet
- Stepped ceiling
- Ceiling fan with light
- 2 walk-in closets
- Ensuite bath



ENSUITE MASTER BATH

- Size: 10'11" x 9'7"
- Tile floor
- Recessed ceiling lights
- 2 solid-wood vanities with solid-surface tops and undermount sinks
- Linen tower cabinet between vanities
- Wall mirrors over vanities
- Vanity lights
- Deep soaking bathtub with tile surround
- Walk-in shower with shower base floor, tile walls and glass enclosure
- Water closet



BEDROOM 2

- Size: 13'4" x 10'9"
- Carpet
- Ceiling fan with light
- Plantation shutters
- Walk-in closet



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BEDROOM 3

- Size: 14'6" x 12'1"
- Carpet
- Ceiling fan with light
- Plantation shutters
- Standard closet



BATH 2

- Tile floor
- Solid-wood single vanity with solid-surface top and undermount sink
- Wall-to-wall mirror
- Vanity lights
- Mirrored medicine cabinet
- Bathtub/shower with tile walls
- Recessed ceiling light over bathtub



INSIDE LAUNDRY

- Size: 6'10 x 5'3"
- Tile floor
- Washer and dryer



ALCOVE

- Size: 5'4" x 4'11"
- Carpet
- Can be used for study, office or sitting



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EXTERIOR

2-CAR GARAGE

- Size: 18'0" x 20'0"
- Painted concrete floor
- Automatic double garage door

COVERED LANAI

- Size: 11'11" x 7'11"
+ 7'6" x 12'4" uncovered extension
- Textured painted concrete floor
- Screen enclosure
- Ceiling fan with light



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