

LAKESHORE VILLAGE 55+ VILLA

4054 WILSHIRE CIRCLE



FULFILLING LIFESTYLE DREAMS



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Delightful villa in Sarasota's 55+ Lakeshore Village condominium community. This end unit is nestled between mature oak trees and an oversize backyard lawn for a private, natural ambiance. A hidden gem on Clark Road close to lifestyle amenities in a very private setting.

This 1,884 sq. ft. residence lives large with a semi-open floorplan, cathedral ceiling and generous-sized rooms including great room, dining room, office/den, Florida room, and two split-plan bedroom suites. The central great room has the peak ceiling with skylights and features sliding glass doors to the Florida room. Recent improvements include new vinyl plank flooring, re-painted kitchen cabinetry with new quartz countertops and tile backsplash, master bath remodel and luxury storm door at entry. The private owner's retreat includes a dressing area with access to the walk-in closet and ensuite bath. The elegant master bath has solid-wood dual vanity, walk-in linen closet and large walk-in shower.

Lakeshore Village is a 55+ pet-free community of 195 villas with mature landscaping and well-maintained grounds. Amenities include clubhouse with kitchen and billiards, heated outdoor pool, two tennis courts, horseshoe court and an active social calendar. Excellent location close to Siesta Key, golf courses, Legacy Trail, "Silver Sneakers" fitness centers, shopping, dining, groceries and public transportation.

This enchanting south Sarasota residence welcomes you to a relaxed, maintenance-free lifestyle.

**Photos and video available at:
PGL.Group/4054WilshireCircle**



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LAKESHORE VILLAGE

- 55+ and pet-free community
- Private, winding roads
- Mature and well-maintained landscape
- 195 villas
- Clubhouse with equipped kitchen, library, billiard room and restrooms
- Heated, saltwater swimming pool
- 2 tennis courts
- Horseshoe court
- Catch and release fishing
- Active social calendar
- Self-managed association
- Full-time maintenance
- Convenient location near:
 - Siesta Key (3 miles)
 - Golf courses
 - Legacy Trail
 - Shopping, restaurants and groceries
 - "Silver Sneakers" fitness centers
 - Public transportation

RESIDENCE FEATURES

- Large grassy backyard
- Mature oak trees
- 1,884 sq. ft. A/C | 2,424 total
- 2 bedrooms with ensuite baths
- Cathedral ceiling with skylights
- Plantation shutters
- Enclosed Florida room
- 2-car garage



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RECENT REMODELS

- Kitchen cabinets repainted 2021
- Quartz countertop in kitchen 2021
- Kitchen tile backsplash 2021
- Disposal 2021
- Electric hot water heater 2021
- Luxury storm door 2021
- Vinyl plank flooring 2020
- Master bath remodel 2017

FOYER

- Size: 4'2" x 14'10"
- Vinyl plank floor
- Recessed ceiling light

LIVING ROOM

- Size: 21'10" x 15'3"
- Vinyl plank floor
- Cathedral ceiling
- Skylights
- Sliding glass doors to Florida room
(*chandelier does not convey*)

FLORIDA ROOM

- Size: 13'10" x 8'10"
- Tile floor
- Ceiling fan with light
- Sliding glass doors to great room, breakfast room, master bedroom and back yard



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DINING ROOM

- Size: 11'8" x 9'0"
- Vinyl plank floor
- Skylight
- Lights inside skylight chase



KITCHEN

- Size: 10'0" x 8'6"
- Vinyl plank floor
- Stepped ceiling
- Recessed ceiling lights
- Solid-wood cabinets with under-cabinet lights
- Quartz countertops
- Samsung stainless steel appliances:
 - Range with glass cooktop and convection oven
 - Over-range microwave with exhaust vent
 - French-door refrigerator with in-door ice/water dispenser and bottom freezer
 - Dishwasher
- Oversize stainless single-bowl sink with disposal



BREAKFAST ROOM

- Size: 9'6" x 9'1"
- Vinyl plank floor
- Ceiling fan with light
- Solid-wood built-in buffet with quartz top
- Sliding glass doors to Florida room



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BONUS ROOM/OFFICE

- Size: 14'5" x 14'4"
- Vinyl plank floor
- Skylight
- Pocket doors to foyer and great room



MASTER SUITE DRESSING AREA

- Size: 10'4" x 4'10"
- Porcelain tile floor
- Chandelier
- Walk-in closet with mirrored bifold doors
- Storage closet with mirrored bifold doors
- Door to master bath



MASTER BEDROOM

- Size: 18'6" x 12'1"
- Carpet
- Ceiling fan with light
- Sliding glass doors to Florida room



ENSUITE MASTER BATH

- Size: 13'8" x 8'4"
- Porcelain tile floor
- Recessed ceiling lights
- Skylight
- Solid-wood dual vanity with stone top
- 2 vanity mirrors with vanity lights above
- Doorless walk-in shower with tile floor/walls, corner seat and toiletry alcove



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GUEST SUITE HALLWAY

- Vinyl plank floor
- Recessed ceiling lights
- Coat closet
- Pocket door to foyer

GUEST BEDROOM

- Size: 13'8" x 11'6"
- Carpet
- Ceiling fan with light
- Standard closet



ENSUITE GUEST BATH

- 7'8" x 7'7"
- Vinyl plank floor
- Solid-wood single vanity with granite top
- Bathtub/shower with tile walls and glass enclosure
- Linen closet



LAUNDRY

- Size: 8'5" x 6'5"
- Vinyl plank floor
- Storage cabinets
- Laundry sink

(washer/dryer do not convey)



2-CAR GARAGE

- Size: 20'0" x 19'5"
- Painted concrete floor
- Automatic double garage door
- Storage cabinets

(refrigerator in garage does not convey)



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