

# SARASOTA PALMER RANCH VILLA IN VILLAGE WALK

**8058 CAMMINARE DRIVE**



## 8058 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. 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 and pool with greenbelt view. The living room has beautiful wall-to-wall built-in cabinets with glass shelves and integrated lights. Both bedrooms have walk-in closets and ensuite baths. The private soaking pool adds to the pleasures of living here. An inside utility room and two-car garage complete 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:**  
**[LTG.Homes/8058CamminareDrive](https://www.LTG.Homes/8058CamminareDrive)**



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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
- New tiki bar
- 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 A/C (2022)
- Casing around doors and windows
- Inside laundry room
- Central vacuum
- 2-car garage
- Saltwater pool
- Screened-in patio
- Walk to Town Center amenities



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## FOYER

- Size: 6'6" x 4'10"
- Ceramic tile floor
- Full-lite front door with frosted glass

## LIVING ROOM

- Size: 17'8" x 10'10"
- Engineered wood floor
- Recessed ceiling lights
- Ceiling fan
- Floor-to-ceiling built-in wall system with mirror-backed shelves



## DINING ROOM

- Size: 9'5" x 14'0"
- Ceramic tile
- Ceiling fan



## FAMILY ROOM

- Size: 9'5" x 14'0"
- Ceramic tile
- Sliding glass doors to covered lanai and pool

## KITCHEN

- Size: 11'6" x 10'9"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling track lights
- Solid-surface counters with tile backsplash
- Cabinet pantry



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- Appliances:
  - Refrigerator with in-door water/ice dispenser
  - Electric range
  - Over range microwave
  - Dishwasher
- Single bowl sink with disposal



### PRIMARY BEDROOM

- Size: 14'10" x 12'5"
- Carpet
- Ceiling fan
- Walk-in closet with wardrobe organizer and mirrored bypass doors



### ENSUITE BATH 1

- Size: 12'5" x 4'11"
- Ceramic tile
- Recessed ceiling lights
- Dual sink vanity with framed mirror
- Walk-in shower with tile floor and tile walls
- Linen closet



### BEDROOM 2

- Size: 14'8" x 11'3"
- Ceramic tile floor
- Ceiling fan
- Walk-in closet with wardrobe organizer and mirrored bypass doors





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### BATH 2

- Ceramic tile floor
- Recessed ceiling light
- Single vanity sink with framed mirror
- Shower-tub with tile walls
- Linen closet



### LAUNDRY ROOM

- Size: 10'7" x 5'10"
- Ceramic tile floor
- Built-in cabinets with countertop
- Utility sink
- Samsung washer and dryer
- Closet with air handler and storage shelves



### COVERED LANAI

- Size: 13'11" x 10'6"
- Flocrete floor
- Ceiling fan with light



### POOL

- Size: 19'9" x 11'"
- Concrete floor
- Ceiling fan with light



### SCREENED-IN PATIO

- Size: 30'0" x 20'0"
- Flocrete floor
- Screen door to side walkway

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### 2-CAR GARAGE

- Size: 19'6" x 20'0"
- Concrete floor
- Automatic garage door
- Hung cabinet



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