## PALMA SOLA TRACE

## **4225 OVERTURE CIRCLE**











Located in the highly desirable Palma Sola Trace community in northwest Bradenton, this well-maintained three-bedroom, two and half-bath townhouse offers a spacious, two-story floor plan designed for comfortable everyday living. The first floor features luxury vinyl plank flooring for a clean, modern look and easy upkeep. The dedicated dining room features a tray ceiling that adds architectural interest and a touch of elegance, while ceiling fans in all main living areas and bedrooms ensure year-round comfort.

The galley-style kitchen is both efficient and practical, with ample cabinet storage, a full suite of appliances, and convenient access to the dining area. Upstairs, all three bedrooms provide tranquil privacy. The primary suite has a walk-in closet and ensuite bath. The screened-in, covered lanai at the back of the home offers a peaceful, protected place to relax outdoors.

Residents of Palma Sola Trace enjoy low-maintenance living and access to an array of community amenities, including a clubhouse with catering kitchen, well-equipped fitness center, heated resort-style pool, and outdoor playground. The location is unbeatable—just minutes to Bradenton Beach, G.T. Bray Park, IMG Academy, Bradenton Riverwalk, and Paradise Bay Shopping Center, with countless dining, shopping, and recreational options nearby.

This move-in ready townhouse offers the ideal blend of comfort, location, and lifestyle — perfect as a primary residence, seasonal retreat or investment property.

# Photos and video available at: LTG.Homes/4225OvertureCircle



Personal property does not convey. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Real-tors Residential Contract for Sale and Purchase.



#### PALMA SOLA TRACE COMMUNITY

- 104 acres, 272 condo/townhomes,
  126 villas and 148 single family homes
- Community amenities:
  - Clubhouse
    - Fitness center
    - Library
    - Catering kitchen
  - Heated pool
  - Playground

#### **LOCATION**

- Convenient location to lifestyle amenities:
  - .5 miles to Paradise Bay Shopping with Winn Dixie grocery, retail and restaurants
  - 2.2 miles to G.T. Bray Park
  - 2.3 miles to Publix
  - 3.9 miles to IMG Academy
  - 4.5 miles to Bradenton Beach
  - 6.8 miles to Bradenton Riverwalk
  - 7.0 miles to Anna Maria Island
  - 10.0 miles to SRQ Airport

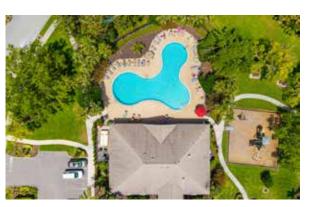
#### **RESIDENCE FEATURES**

- 2-level condominium
- 1,520 sq. ft. A/C | 1,855 sq. ft. total
- 3 bedrooms I 2.5 bathrooms
- 1-car garage
- Screened-in lanai











## FIRST FLOOR

#### **FOYER**

• Size: 4'7" x 11'8"

• Tile floor

• Recessed ceiling lights

## **GREAT ROOM**

• Size: 11'7" x 16'0"

• Luxury vinyl plank floor

• Recessed ceiling light

Ceiling fan with light

• Glass sliders to screened-in lanai

## **COVERED LANAI**

• Size: 16'1" x 6'7"

• Tile floor

Ceiling fan with light

Access to do outdoor green space

## **DINING ROOM**

• Size: 11'7" x 10'0"

• Luxury vinyl plank floor

• Tray ceiling with crown molding

Ceiling fan with light











#### **KITCHEN**

- Size: 8'4" x 11'10"
- Tile floor
- Recessed ceiling lights
- Appliances:
  - Side-by-side refrigerator/freezer with in-door water/ice dispenser
  - Electric range with oven (not convection)
  - Over-range microwave
  - Dishwasher
- Closet pantry
- Double-bowl sink with disposal
- Access to garage

## **POWDER ROOM**

- Tile floor
- Single-sink vanity with wall-to-wall mirror

## **SECOND FLOOR**

## PRIMARY BEDROOM

- Size: 12'3" x 14'5"
- Engineered hardwood floor
- Recessed ceiling lights
- Crown molding
- Ceiling fan with light
- Walk-in closet











#### **ENSUITE PRIMARY BATH**

- Size: 8'0" x 8'3"
- Tile floor
- Recessed ceiling lights
- Single sink vanity with wall-to-wall mirror and vanity lights
- Mirrored medicine cabinet
- Walk-in shower with tile walls and glass bypass door

## **BEDROOM 2**

- Size: 10'0" x 10'10"
- Carpet
- · Ceiling fan with light
- Standard closet

#### **BEDROOM 3**

- Size: 10'5" x 11'4"
- Carpet
- Ceiling fan with light
- Standard closet

## **GUEST BATH**

- Tile floor
- Single-sink vanity with mirror and vanity lights
- Shower/tub with tile walls and glass bypass doors











## LAUNDRY CLOSET

• Size: 5'6 x 5'9"

• Stackable washer/dryer

## 1-CAR GARAGE

• Size: 10'4" x 19'0"

Painted concrete

Shelving





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