

PALMA SOLA TRACE

4225 OVERTURE CIRCLE



FULFILLING LIFESTYLE DREAMS

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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 en-suite 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



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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 | 2.5 bathrooms
- 1-car garage
- Screened-in lanai



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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



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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



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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



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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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