

LAKEFRONT LIVING IN VILLAGE WALK

lakefront views...resort amenities...Palmer Ranch



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INTERNATIONAL REALTY

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Step into a Sarasota lifestyle that feels refreshingly carefree. Sunlit days, beautiful surroundings, and amenities that keep you active and connected. Set at the end of a quiet dead-end street with lakefront on two sides, this spacious VillageWalk residence is designed for easy lock-and-leave living, whether you're here for the season or savoring Sarasota year-round.

Inside, you'll find generous, light-filled living space (2,201 sq. ft. A/C; 2,695 sq. ft. total) with an open layout, three bedrooms plus a den and three baths, finished with crown molding, decorative door casings and floor-to-ceiling built-in wall system. Practical upgrades include a Kinetico water filtration/softening system and a generator. Sliding glass doors open to a spacious screened lanai with tranquil lakefront views.

VillageWalk is popular for its resort-style, low-maintenance lifestyle and welcoming, socially active atmosphere. Miles of scenic paths wind through 516 acres of lakes and preserves, while the lakefront Town Center delivers true staycation energy: 24-hour fitness, heated lap and resort pools, tennis and pickleball, and a full calendar of events. Add the convenience of an on-site café, gas station, salon, post office and gift shop, plus a prime Palmer Ranch location near shopping, dining, the Legacy Trail and Siesta Key Beach.

Carefree days. Peaceful views. Welcome to the good life at VillageWalk.



Photos, video & 3D tour available at:
[LTG.Homes/5590CarmonaPlace](https://www.LTG.Homes/5590CarmonaPlace)

5590 CARMONA PLACE

Village Walk

- Gated resort community with 24-hour security
- 1,177 maintenance-free homes
- 500 acres of landscaped common areas with miles of walking paths along scenic lakes and bridges
- 24-hour guarded gate
- Waterfront Town Center amenities:
 - Multi-purpose meeting spaces
 - Catering kitchen
 - State-of-the-art fitness center
 - Full-service cafe with liquor license, on-site chef and daily dinner specials
 - Barber shop/hair salon
 - Gift shop
 - Post office
 - Gas station
- Waterfront Town Center outdoor amenities:
 - Heated lagoon and lap pools
 - 6 Har-Tru lighted tennis courts
 - Pickleball
 - Bocce ball
 - Basketball court
 - Tiki bar open daily with pool and occasional live music
- 50+ social and activity groups with regular schedules
- Maintenance-free lawn and landscaping for a true lock-and-leave lifestyle



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Convenient Location

- Near Legacy Trail access points
- 1.5 miles to Publix at The Shoppes at Palmer Ranch
- 3.3 miles to I-75
- 8.7 miles to Siesta Key Beach
- 10.1 miles to Sarasota Memorial Hospital
- 12.0 miles to Downtown Sarasota



Construction Features

- Signature Built Solid™ construction method provides superior strength, impact resistance, and energy efficiency:
 - All residences constructed with steel-reinforced poured concrete foundations and walls
 - Construction standards meet or exceed those of the industry
- Located in FEMA flood zone X
- Flood insurance not required
- Underground utilities with consistent power reliability



Exterior Features

- Built in 2002
- 0.20-acre lot (8,846 sq. ft.)
- Lakefront on 2 sides
- 22KW Generac generator
- Landscaped
- Hurricane shutters
- Brick paver driveway
- 2-car garage
- Screened-in lanai



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Residence Features

- 2,201 sq. ft. A/C | 2,695 sq. ft. total
- 3 bedrooms | 3 bathrooms | Den
- Decorative door casings
- Crown molding throughout
- Kinetico water filtration and water softening system



Screened Porch Entryway

- Size: 4'9" x 7'8"
- Tile floor
- Light fixture
- Bench seat
- 3/4-light front door



Foyer

- Size: 5'4" x 9'3"
- Ceiling height: 9'11"
- Tile floor
- Chandelier



Office/Den

- Size: 10'10' x 13'2"
- Engineered hardwood floor
- Ceiling fan with light
- Double-door entry and access door to kitchen
- Arched transom windows



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Living Room

- Size: 14'10" x 20'2"
- Ceiling height: 11'11"
- Tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Floor-to-ceiling built-in wall system with mirrored-back shelves



Kitchen

- Size: 11'7" x 12'11"
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- Cabinets with roll-out drawers
- Granite countertop with tile backsplash
- Eat-in kitchen peninsula
- Appliances:
 - French-door refrigerator with in-door water/ice dispenser
 - Slide-in electric range with convection oven
 - Over-range microwave
 - Dishwasher
- Cabinet pantry
- Double-bowl sink with disposal and water filtration
- Hot water recirculation system



Dining Room

- Size: 11'7" x 10'10"
- Tile floor
- Chandelier
- Glass sliders to side walkway



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Family Room

- Size: 11'0" x 21'4"
- Tile floor
- 2 Ceiling fans with light
- Double glass sliders to lanai with lake views



Primary Bedroom

- Size: 14'6" x 16'9"
- Engineered hardwood floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer and mirrored sliders
- 2 standard closets with mirrored sliders
- Glass sliders to lanai



His/Her Ensuite Bathroom

- His Bathroom
 - Size: 5'9" x 5'10"
 - Tile floor
 - 1/2 wall tile
 - Single sink vanity with wall-to-wall mirror and vanity lights
 - Shared step-in shower with tile floor/walls, grab bars, mounted handheld shower head and frosted doors
- Her Bathroom
 - Size: 5'9" x 5'10"
 - Tile floor
 - Recessed ceiling lights
 - Single sink vanity with mirror



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- Make-up vanity station with mirror and vanity lights
- Garden tub
- Shared step-in shower with tile floor/walls, grab bars, mounted handheld shower head and frosted doors



Bedroom 2

- Size: 12'2" x 11'0"
- Carpet
- Ceiling fan with light
- Double-door entry
- Standard closet with mirrored sliders



Bedroom 3

- Size: 10'10" x 12'2"
- Carpet
- Ceiling fan
- Standard closet with mirrored sliders



Bathroom 3

- Tile floor
- Recessed ceiling lights
- Single sink vanity with wall-to-wall mirror
- Shower tub with tile walls, mounted handheld shower head and glass by pass doors



Laundry Room

- Size: 6'3" x 9'3"
- Tile floor
- Upper and lower cabinets
- Utility sink
- Washer and dryer

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Outdoor Patio

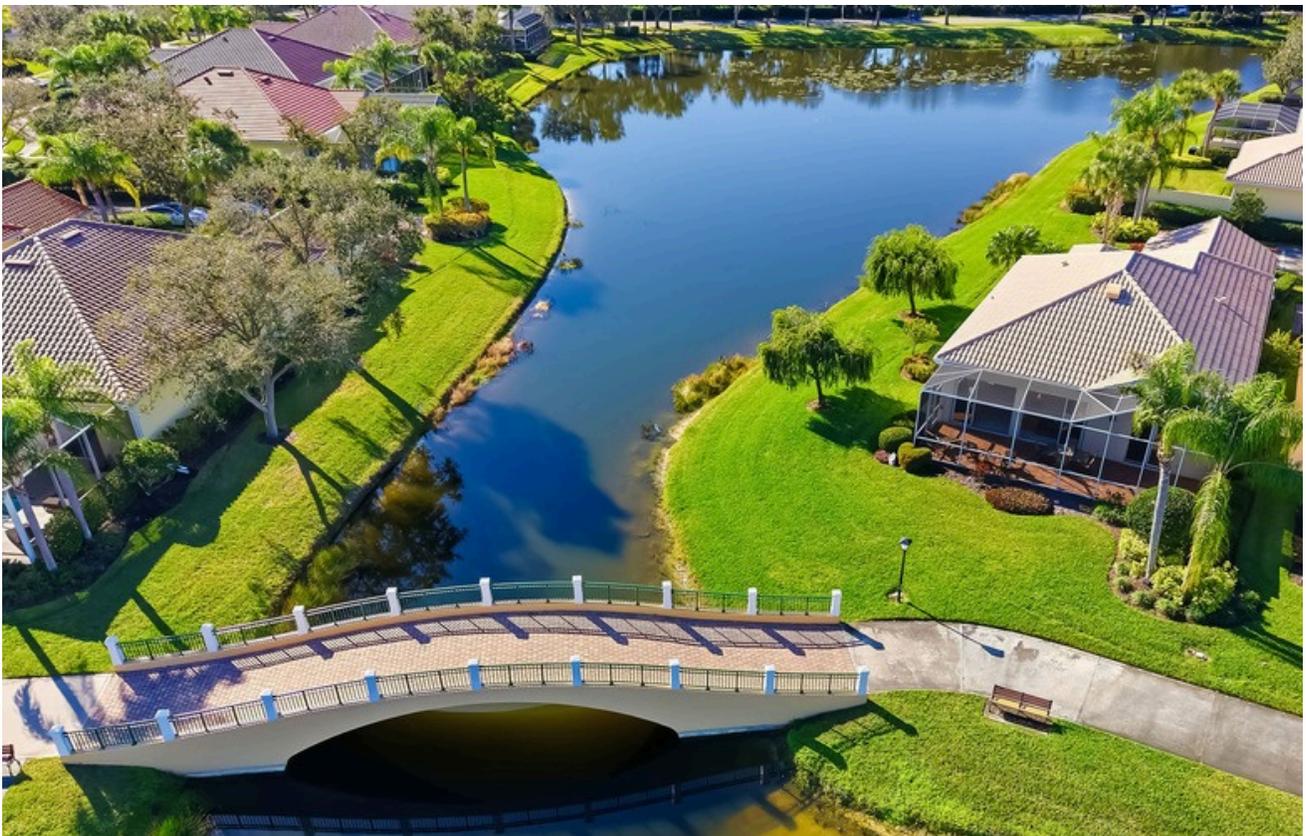
- Size: 39'1" x 11'8"
- Paver tile floor
- Screen enclosure
- Exit doors
- Water view on 2 sides

2-Car Garage

- Size: 19'5" x 20'0"
- Epoxy floor
- Built-in storage cabinets and workbench
- A/C mini split



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DISCLAIMER: Personal property does not convey. Not all items in photos convey – ask agent for details. 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 Realtors Residential Contract for Sale and Purchase.