

# VILLAGE WALK IN PALMER RANCH

*charming carefree resort-style living*



LISTING AGENT

**Nancy Endara**

**941.323.1700**

[Nancy.Endara@PremierSIR.com](mailto:Nancy.Endara@PremierSIR.com)



Premier | **Sotheby's**  
INTERNATIONAL REALTY

# VILLAGE WALK IN PALMER RANCH

*charming carefree resort-style living*

Love Florida life the way it's meant to be. Easy, sunny and brimming with resort-style amenities. This spacious two-bedroom, two-bath villa in Sarasota's Village Walk is your invitation to carefree living.

Inside, 1,693 sq. ft. shines with vaulted ceilings, an inviting eat-in kitchen counter, and an open dining/family room that flows through sliding doors to an enclosed lanai. Out back, your screened patio overlooks a tranquil lake. The living room's wall-to-wall built-in cabinetry with glass shelving and integrated lighting adds a polished touch, while two ensuite bedrooms with walk-in closets offer comfort and privacy for everyone. An inside utility room and two-car garage keep it effortlessly functional—because the good life should be convenient, too.

Village Walk is an amenity-rich community, ideal for buyers seeking resort-style, low-maintenance living in a secure, socially-active environment. Miles of scenic paths weave through 516 acres of lakes and preserves where wildlife sightings are a daily treat. The lakefront Town Center brings true staycation energy with a 24-hour fitness center, heated lap and resort-style pools, tennis, pickleball, and a full calendar of social events, plus the added perks of an on-site café and bar, gas station, salon, post office, and gift shop. The ideal Palmer Ranch location is close to shopping, dining, the Legacy Trail and Siesta Key Beach.

Carefree days. Peaceful views. Resort-style amenities. Welcome to the good life at Village Walk.



**Photos, video & 3D tour available at:  
[LTG.Homes/5575ModenaPlace](https://www.LTG.Homes/5575ModenaPlace)**

# 5575 MODENA 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
  - 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



# 5575 MODENA PLACE

---

## 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



## Residence Features

- Built in 2003
- 1,693 sq. ft. A/C | 2,123 sq. ft. total
- 2 bedrooms, 2 baths
- Open floorplan
- Central vacuum
- Vaulted ceilings
- 2-car garage
- Screened-in lanai



# 5575 MODENA PLACE

---

## Foyer

- Size: 4'10" x 6'5"
- Tile floor
- Light fixture

## Great Room

- Size: 11'6" x 17'9"
- Tile floor
- Vaulted ceiling
- Recessed ceiling lights
- Ceiling fan with light
- Floor-to-ceiling built-in wall system with mirrored-back shelves



## Kitchen

- Size: 11'1" x 11'7"
- Tile floor
- Recessed ceiling lights
- Vaulted ceiling
- Granite countertop and tile backsplash
- Eat-in kitchen peninsula
- Kenmore stainless steel appliances:
  - Side-by-side refrigerator with in-door water/ice dispenser
  - 4-burner electric range (not convection)
  - Over-range microwave
  - Dishwasher
- Cabinet pantry
- Dual stainless steel sink with pull down faucet and disposal



# 5575 MODENA PLACE

---

## Dining Room

- Size: 14'1" x 14'6"
- Tile floor
- Vaulted ceiling
- Chandelier



## Family Room

- Size: 14'1" x 16'6"
- Tile floor
- Ceiling fan with light
- Glass sliders to screened-in patio



## Primary Bedroom

- Size: 12'5" x 15'0"
- Tile floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer and mirrored sliders
- Bonus closet with wardrobe organizer and mirrored sliders



## Ensuite Bath

- Size: 12'3" x 4'10"
- Tile floor
- Recessed ceiling light
- Dual sink with vanity with mirror
- Linen closet with mirrored door
- Step-in shower with tile floor/walls, grab bars, showerhead, handheld body sprayer and by-pass doors



# 5575 MODENA PLACE

---

## Bedroom 2

- Size: 11'2" x 14'8"
- Tile floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer and mirrored doors



## Bath 2

- Tile floor
- Recessed ceiling lights
- Single sink vanity with mirror
- Shower/tub with tile walls
- Linen closet with mirrored door



## Laundry Room

- Size: 6'1" x 10'7"
- Tile floor
- Upper and lower cabinets
- Folding counter
- Utility sink
- Maytag washer and dryer
- Storage closet with mirrored sliders



## Outdoor Patio

- Size: 20'0" x 30'0"
- Concrete floor
- Screen enclosure
- 2 exit doors
- Water view

## 2-Car Garage

- Size: 19'0" x 20'0"
- Newly painted concrete floor
- Built-in storage cabinets and shelving





# 5575 MODENA PLACE

---



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.