

THE SANCTUARY AT RIVER CLUB

quiet golf community in a prime location



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THE SANCTUARY AT RIVER CLUB

quiet golf community in a prime location

Welcome to 9515 Royal Calcutta Place, a beautifully maintained lakefront residence in The Sanctuary at River Club, where a private lake and preserve beyond set a naturally quiet, private backdrop. This established golf course community is known for its serene setting, estate homes on larger lots, and a landscape shaped by the Braden River. With ponds and waterways spanning 156 acres, River Club is defined by mature trees, protected wetlands and an unhurried sense of beauty that greets you the moment you arrive.

Built in 2001 and set on a lush 0.31-acre homesite (13,660 sq. ft.), this home features exterior upgrades for peace of mind, including hurricane shutters, irrigation, outdoor lighting, and a whole-house gas generator. Inside, you'll find 2,701 square feet under air (3,616 total), with three bedrooms and three baths, complemented by crown molding throughout, built-in features, and a freshly painted interior that feels crisp and move-in ready.

River Club is home to The River Club (semi-private), where neighbors enjoy a welcoming clubhouse and social spaces, the River Club Grille, and an 18-hole championship golf course designed by Ron Garl, along with a driving range, practice facilities and pro shop.

Located just east of I-75 and off University Parkway, you're minutes to Lakewood Ranch Main Street (2.5 miles), Publix at Town Center (2.8), UTC Mall (3.9), Sarasota Bradenton International Airport (9.9), and the beaches of Lido Key (15.8). This is River Club living—peaceful, polished, and effortlessly connected.



Photos, video & 3D tour available at:
[LTG.Homes/9515RoyalCalcutta](https://www.LTG.Homes/9515RoyalCalcutta)

9515 ROYAL CALCUTTA PLACE

River Club

- Serene golf course community
- 946 single family estate homes on larger lots
- Named for the Braden River which flows through the heart of the community
- Home to diverse wildlife and vegetation
- Ponds and waterways, including 70+ ponds, comprise 156 acres
- Mature landscaping with golf course, pond or preserve views
- The River Club (semi-private)
 - Clubhouse and social space
 - River Club Grille
 - 18-hole championship golf course designed by Ron Garl
 - Driving range and practice facilities
 - Pro-Shop



Location

- Prime location just east of I-75
- Situated off University Parkway with easy access to major shopping, dining and recreation
- 2.5 miles to Main Street at LWR
- 2.8 miles to Publix at LWR Town Center
- 3.9 miles to The Mall at University Town Center
- 9.9 miles to Sarasota-Bradenton International Airport (SRQ)
- 15.8 miles to Lido Beach



9515 ROYAL CALCUTTA PLACE

Exterior

- Built in 2001
- 0.31-acre lot (13,660 sq. ft.)
- Lush landscaping
- Irrigation
- Whole-house gas generator
- Hurricane shutters



Interior

- 2,701 sq. ft. A/C | 3,616 sq. ft. total
- 3 bedrooms | 3 bathrooms
- Built-in features
- Crown molding throughout
- Newly painted



Covered Front Porch

- Size: 5'11" x 6'1"
- Tile floor
- Light fixtures
- Decorative full-light entry doors with transom window



Foyer

- Size: 6'10" x 7'3"
- Recessed ceiling lights
- Crown molding

Office

- Size: 10'1" x 12'4"
- Tile floor
- Recessed gimbal lights
- Ceiling fan
- Built-in desk and shelving
- Plantation shutters



9515 ROYAL CALCUTTA PLACE

Living Room

- Size: 11'4" x 15'7"
- Tile floor
- Recessed ceiling lights
- Built-in shelf
- Glass sliders to lanai



Dining Room

- Size: 10'11" x 14'3"
- Tile floor
- Recessed gimbal lights
- Tray ceiling with crown and coordinating molding
- Chandelier



Dinette

- Size: 4'8" x 9'11"
- Tile floor
- Aquarium-style corner window
- Chandelier
- Door to lanai



Kitchen

- Size: 13'4' x 13'11"
- Tile floor
- Recessed ceiling lights
- Crown molding
- Ceiling fan
- Granite countertop with tile backsplash
- Under-cabinet lighting
- Built-in wine rack



9515 ROYAL CALCUTTA PLACE

- Eat-in kitchen counter with 3 pendant lights
- Kitchen island with storage cabinets
- Appliances:
 - Stainless steel French door refrigerator with in-door ice/water dispenser
 - 4-burner gas range with integrated center grill
 - Over-range microwave
 - Dishwasher
- Closet pantry



Family Room

- Size: 15'7" x 15' 11"
- Tile floor
- Recessed ceiling lights
- Step-up tray ceiling with crown molding
- Ceiling fan
- Built-in storage unit with shelves and integrated gas fireplace
- Glass sliders to outdoor patio



Primary Bedroom

- Size: 12'6" x 17'5"
- Carpet
- Recessed ceiling lights
- Step-up tray ceiling with crown molding
- Ceiling fan
- Plantation shutters
- Walk-in closet and standard closet
- Full-light door to lanai



9515 ROYAL CALCUTTA PLACE

Primary Bathroom

- Size: 11'5" x 13'7"
- Tile floor
- Recessed ceiling lights
- Split vanities with granite countertops and vanity lights
- Mirrored medicine cabinet
- Garden tub with jets
- Linen closet
- Water closet
- Open-entry walk-in shower with tile floor/walls and grab bar
- Plantation shutters



Bedroom 2

- Size: 12'0" x 12'0"
- Carpet
- Ceiling fan
- Walk-in closet
- Plantation shutters



Bath 2

- Tile floor
- Recessed ceiling lights
- Single sink vanity with granite countertop and vanity light
- Mirrored medicine cabinet
- Shower/tub with tile walls



9515 ROYAL CALCUTTA PLACE

Bedroom 3

- Size: 11'11" x 11'11"
- Carpet
- Ceiling fan
- Standard closet
- Plantation shutters



Bathroom 3/Pool Bathroom

- Tile floor
- Floating single sink vanity with vanity lights
- Mirrored medicine cabinet
- Walk-in shower with tile walls, corner bench, toiletry alcove and glass bypass door



Laundry Room

- Size: 7'10" x 7'0"
- Tile floor
- Folding counter
- Upper and lower cabinets
- Utility sink
- LG front load washer/dryer on pedestals
- Storage closet



3-Car Garage

- Size: 28'0" x 21'0"
- Concrete floor
- Cabinet shelves
- Door to side yard



9515 ROYAL CALCUTTA PLACE

Outdoor Covered Lanai

- Size: 10'0" x 22'6"
- Concrete floor
- Outdoor Kitchen
 - Built-in propane gas grill
 - Utility sink
 - Beverage refrigerator



Heated Pool/Spa

- Size: 14'0" x 28'0"
- Gas heated
- Decorative turtle tile insets
- Screen enclosure



9515 ROYAL CALCUTTA PLACE



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