

PROMENADE ESTATES AT PALMER RANCH

designer finishes...heated pool...gated community




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PROMENADE ESTATES AT PALMER RANCH

designer finishes...heated pool...gated community

Located in Promenade Estates, Palmer Ranch's newest gated community, this four-bedroom, four-bath home delivers 3,182 air-conditioned square feet on a private corner lot in one of Sarasota's most durable addresses. Established, well-connected, and consistently in demand.

The details inside are worth noting. The crown molding throughout and decorative door casings add a designer finish that makes every room feel complete. Impact windows and sliders, whole-house reverse osmosis water filtration, Ecobee smart thermostats, and a full security system deliver up-to-date home life convenience. The 28-ft. covered lanai with ceiling fans and motorized shades opens to the heated saltwater pool, ready for every season.

Promenade Estates is built around 500 acres of landscaped common areas with lakes, walking paths, and bridges that make the grounds feel like a nature corridor. Neighborhood amenities include a resort-style pool and splash pad, fitness center, basketball, sand volleyball, dog park, playground, and pavilion with grilling areas. Plus, the Palmer Ranch location puts shopping, dining, the Legacy Trail, and Gulf Coast beaches within easy reach.



**Photos, video & 3D tour available at:
LTG.Homes/12635NightView**

12635 NIGHT VIEW DRIVE

Promenade Estates at Palmer Ranch

- Gated resort community
- 352 single-family homes
- 500 acres of landscaped common areas with miles of walking paths along scenic lakes and bridges
- Resort-style pool and splash pad
- Fitness center
- Playground
- Dog park
- Basketball court
- Sand volleyball court
- Pavilion and grilling areas
- Open green space and flex fields

Convenient Location

- Near Legacy Trail access points
- 1.9 miles to Publix at The Shoppes at Palmer Ranch
- 7.7 miles to Nokomis Beach
- 8.4 miles to Siesta Key Beach
- 9.0 miles to Historic Downtown Venice
- 11.2 miles to Sarasota Memorial Hospital
- 12.3 miles to Downtown Sarasota

Exterior Features

- Built in 2022
- 0.19-acre lot (8,206 sq. ft.)
- Corner lot
- Irrigation system
- Privacy fence
- Rain gutters and downspouts
- Brick paver driveway
- 3-car garage



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Residence Features

- 3,182 sq. ft. A/C | 4,114 sq. ft. total
- 4 bedrooms | 4 bathrooms | Den
- MI Homes | Crystal Floor Plan
- 2-story home
- Decorative door casings
- Crown molding throughout
- Impact windows and sliders
- Reverse osmosis water system
- Whole house water softener system
- Security system
- Ecobee smart thermostats



FIRST FLOOR

Front Entry

- Brick paver walkway
- Front door with sidelight
- Keyless entry

Foyer

- Size: 6'0" x 8'4"
- Wood-like tile floor
- Tray ceiling
- Chandelier
- Coat closet



Office/Den

- Size: 13'2' x 12'0"
- Wood-like tile floor
- Recessed ceiling lights
- Ceiling fan
- Double door entry



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Living Room

- Size: 28'0" x 12'5"
- Ceiling height: 10"2"
- Wood-like tile floor
- Tray ceiling
- Recessed ceiling lights
- 2 ceiling fans
- Dual 3-panel glass sliders with blinds to covered lanai



Dining Room

- Size: 10'5" x 12'5"
- Wood-like tile floor
- Recessed ceiling lights
- Dual opening glass sliders with blinds to covered lanai



Kitchen

- Size: 12'5" x 13'4"
- Wood-like tile floor
- Recessed ceiling lights
- Solid-wood cabinets with glass front uppers and soft-close drawers
- Quartz countertop with tile backsplash
- Eat-in kitchen island
 - Quartz waterfall counters
 - 2 pendant lights
- GE Profile appliances:
 - French-door refrigerator with bottom freezer and fingerprint resistant matte finish
 - Electric cooktop



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- Integrated range hood
- Built-in oven
- Built-in microwave
- Dishwasher
- White apron sink with reverse osmosis water filtration and disposal
- In-cabinet trash and recycle center
- Closet pantry



Primary Bedroom

- Size: 16'9" x 14'2"
- Wood-like tile floor
- Recessed ceiling lights
- Ceiling fan
- Shades
- Walk-in closet



Primary Bathroom

- Size: 16'9" x 14'2"
- Wood-like tile floor
- Dual sink vanity with quartz countertop
- Wall-to-wall mirror with vanity lights
- Walk-in shower with pebble tile floor, herringbone tile walls to ceiling, controls at entry and ½ wall frameless glass enclosure
- Water closet
- Linen closet



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Bedroom 2

- Size: 13'1" x 12'8"
- Wood-like tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Shades
- Standard closet



Bathroom 2

- Wood-like tile floor
- Single sink vanity with vanity mirrors
- Shower/tub with tile walls to ceiling



Bedroom 3

- Size: 11'3" x 10'8"
- Wood-like tile floor
- Ceiling fan with light
- Shades
- Standard closet



Bathroom 3

- Wood-like tile floor
- Single sink vanity with vanity mirrors
- Shower/tub with tile walls



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Laundry Room

- Size: 8'11" x 11'10"
- Wood-like tile floor
- Upper and lower cabinets
- Stainless steel utility sink
- Under-stairs storage
- GE front-load washer and dryer



SECOND FLOOR

Loft

- Size: 16'8" x 24'10"
- Luxury vinyl plank
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet



Bedroom 4

- Size: 12'5" x 13'2"
- Luxury vinyl plank
- Ceiling fan with light
- Walk-in closet, plus standard closet



Bathroom 4

- Tile floor
- Recessed ceiling light
- Single sink vanity with vanity mirror and lights
- Showertub with tile walls to ceiling



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EXTERIOR

Covered Lanai

- Size: 28'2" x 9'3"
- Paver floor
- 2 ceiling fans
- Shades



Heated Pool

- Size: 24'4" x 12'8"
- Saltwater chlorination
- Child safety fence
- Pool lights



3-Car Garage

- Size: 19'10" x 30'5"
- Epoxy floor
- Ceiling-mounted garage storage racks



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