VILLAGEWALK TOWNHOME WITH PRIVATE POOL

private pool...corner residence...preserve view



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A turnkey furnished, end-unit residence with a private screened-in pool and preserve view, this VillageWalk townhome combines privacy, outdoor living and a low-maintenance Palmer Ranch lifestyle. The 1,672-square-foot corner residence offers three bedrooms, two-and-a-half baths and notably solid construction, with steel-reinforced poured concrete construction, underground utilities and a no-flood-zone location.

Designed with the living areas on the first floor and all bedrooms upstairs, the floor plan creates a comfortable separation between everyday living and private spaces. Sliding glass doors extend the living room directly to the screened-in private pool, where the adjoining preserve provides a natural backdrop and added privacy. As an end unit, the home also benefits from its corner position and additional separation from neighboring residences.

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 with 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.

Photos, video & 3D tour available at:
LTG.Homes/7596AndoraDrive

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









Convenient Location

- Near Legacy Trail access points
- 1.8 miles to Publix at The Shoppes at Palmer Ranch
- 3.4 miles to I-75
- 8.4 miles to Siesta Key Beach
- 10.5 miles to Sarasota Memorial Hospital
- 12.5 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 2004
- 0.07-acre lot (2,827 sq. ft.)
- End-unit townhome
- Rain gutters
- Hurricane shutters
- Brick paver driveway
- 1-car garage
- Newer pool heater (2022)
- Pool refurbished (2024)
- Newer garage door (2024)



Residence Features

- 1,672 sq. ft. A/C | 1,962 sq. ft. total
- 3 bedrooms | 2.5 bathrooms
- Decorative door casings
- Central vacuum



Living Room

- Size: 16'5" x 19'6"
- Tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Floor-to-ceiling built-in wall system with mirrored-back glass shelves and cabinets
- Glass sliders with custom blinds open to the screened pool and patio



Dining Room

- Size: 9'6" x 8'6"
- Tile floor
- Chandelier



Kitchen

- Size: 11'7" x 12'11"
- Tile floor
- Recessed ceiling lights
- Granite countertops and tile backsplash
- Soft-close doors and drawers
- Eat-in kitchen counter with 2 pendant lights



- Stainless Steel Appliances:
  - Side-by-side refrigerator with in-door ice/water dispenser
  - Slide-in electric range
  - Over-range microwave
  - Dishwasher
- Double bowl sink with disposal
- Cabinet pantry



Laundry Room

- Size: 5'2" x 6'11"
- Tile floor
- Upper and lower cabinets
- Folding countertop with tile backsplash
- Washer and dryer



Powder Room

- Tile floor
- Recessed ceiling lights
- Single-sink vanity with vanity mirror



Under-stairs storage closet

<u>Second Floor</u>

Primary Bedroom

- Size: 11’9” x 14’2”
- Carpet
- Ceiling fan with lights
- Walk-in closet + standard closet with wardrobe organizer and mirrored sliders



Ensuite Bathroom

- Size: 4’11” x 16’3”
- Tile floor
- Recessed ceiling light
- Dual-sink vanity with vanity mirror
- Cabinet linen closet
- Garden tub
- Walk-in shower with tile walls, combination fixed and handheld showerhead and glass bypass doors



Bedroom 2

- Size: 10’4” x 13'5"
- Carpet
- Ceiling fan with lights
- Crown molding
- Half-wall accent beadboard paneling
- Walk-in closet with wardrobe organizer and mirrored sliders



Bedroom 3

- Size: 8’9” x 11'11"
- Carpet
- Ceiling fan with lights
- Crown-style display ledge
- Standard closet with wardrobe organizer and mirrored sliders



Bathroom 2

- Tile
- Recessed ceiling light
- Single sink vanity with vanity mirror
- Showertub with tile walls



Bedroom Hall Closet

- In-closet organizer
- Hanging rods
- Mirrored slider

Garage

- Size: 10'11" x 19'10"
- Painted concrete
- Built-in storage cabinets

Screened-in Patio

- Size: 26'6" x 27'11"
- Newly painted concrete
- Exit doors to backyard and side-walkway
- Heated Pool
  - Size: 11'6" x 19'8"
  - Pool lights
  - Resurfaced in 2024
  - Pool heater 2022















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