

VILLAGEWALK LIVING WITH BUILT-IN PEACE OF MIND

solid construction...resort amenities...prime Palmer Ranch location




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Solid-built and worry-free, this 3-bedroom, 2.5-bath townhome in VillageWalk at Palmer Ranch is built with steel-reinforced poured concrete, underground utilities, and hurricane shutters. Add a no-flood-zone location, and you've got a home that delivers lasting durability and peace of mind.

Inside, wood-look laminate floors flow through a livable layout with all main living areas downstairs and all three bedrooms upstairs. Sliding glass doors off the living room open to a covered, screened-in patio, perfect for enjoying Sarasota's year-round outdoor lifestyle in comfort and privacy.

VillageWalk is one of Palmer Ranch's most established resort-style communities. Miles of scenic walking and biking paths wind through 516 acres of lakes, preserves and manicured tropical landscaping, while the lakefront Town Center brings an impressive collection of amenities close to home. Residents enjoy a 24-hour fitness center, heated lap and resort pools, six lighted Har-Tru tennis courts, pickleball, basketball, bocce and a full calendar of activities and events.

Everyday conveniences are right inside the gates, including an on-site café with full bar, lagoon pool Tiki bar, gas station, hair salon, post office and gift shop. Shopping, dining and the Legacy Trail are nearby, with Siesta Key Beach and Sarasota's arts, culture and waterways within easy reach.



Photos, video & 3D tour available at:
LTG.Homes/7632BergamoAvenue

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
- 1.7 miles to Publix at The Shoppes at Palmer Ranch
- 3.4 miles to I-75
- 8.3 miles to Siesta Key Beach
- 10.4 miles to Sarasota Memorial Hospital
- 12.4 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
- 0.06-acre lot (2,687 sq. ft.)
- Catalina floor plan
- Rain gutters
- Hurricane shutters
- Irrigation system
- Brick paver driveway
- 1-car garage
 - New premier epoxy floor (2025)
 - EV charger



Residence Features

- 1,672 sq. ft. A/C | 2,232 sq. ft. total
- 3 bedrooms | 2.5 bathrooms
- Decorative door casings
- Central vacuum
- Keyless front door entry
- Newer A/C (2024)
- Newer range and microwave (2024)
- New LED lighting (2025)
- New bathroom exhaust fans (2025)
- New bedroom fans with light (2025)
- New window blinds (2025)
- New garbage disposal (2026)

Living Room

- Size: 16'5" x 19'6"
- Wood-look laminate floor
- Floor-to-ceiling built-in wall system with mirrored-back glass shelves and cabinets
- Glass sliders with accordeon shades to covered lanai

Dining Room

- Size: 7'5" x 7'5"
- Wood-look laminate floor
- Chandelier

Kitchen

- Size: 8'4" x 12'11"
- Wood-look laminate floor
- Recessed ceiling lights
- Granite countertops and tile backsplash
- Eat-in kitchen counter



- Appliances:
 - Refrigerator with bottom freezer
 - Electric double oven convection range
 - Over-range microwave
 - Dishwasher
- Double bowl sink with disposal
- Cabinet pantry



Laundry Room

- Size: 5'2" x 6'11"
- Wood-look laminate floor
- Upper and lower cabinets
- Granite folding counter with tile backsplash
- Whirlpool Cabrio washer and dryer



Powder Room

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

Under-stairs storage closet

Second Floor

Primary Bedroom

- Size: 14'10" x 16'4"
- Carpet
- Ceiling fan with light
- Top-down/bottom-up shades with dual light-filtering and room-darkening options
- Walk-in closet + standard closet with wardrobe organizer and mirrored sliders



Ensuite Bathroom

- Size: 5'4" x 17'3"
- Tile floor
- Recessed ceiling light
- Dual-sink vanity with vanity mirror
- Cabinet linen closet
- Garden tub
- Top-down/bottom-up shades with dual light-filtering and room-darkening options
- 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 light
- Shades with dual light-filtering and room-darkening options
- Walk-in closet with wardrobe organizer and mirrored sliders



Bedroom 3

- Size: 8'9" x 11'11"
- Laminate floor
- 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
- Mirrored sliders

Garage

- Size: 19'4" x 9'7"
- Premier epoxy floor
- EV charger
- Built-in storage cabinets



Screened-in Patio

- Size: 26'6" x 27'11"
- Painted concrete
- Exit doors to backyard and side-walkway





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.