

\$469,900 - 8156 Villa Grande Court, SARASOTA

MLS® #A4623554

\$469,900

3 Bedroom, 3.00 Bathroom, 2,121 sqft

Residential on 0.08 Acres

SONOMA PH I, SARASOTA, FL

High & Dry and untouched by Sarasota's 3 most recent storms/hurricanes. Find your sanctuary, right here in the gated and maintenance-free community of Sonoma. Nestled in a superb location of Sarasota, this highly sought after end-unit townhome features 3 bedrooms and 2 1/2 bathrooms with a two-car garage and breathtaking conservation views, and now available for you to seize the opportunity to call it your own. From rainy seasons to stormy weather, rest easy knowing your home is safely situated in a no-flood zone (flood zone X), allowing you to relax and truly enjoy every moment. This added security makes purchasing this property not only a smart investment but one that brings comfort and reassurance for the long term. As you drive through the gates, a sense of calm immediately washes over you. The well-manicured landscaping and tree-lined streets create a welcoming atmosphere, offering a peaceful escape from the outside world. As you pass by your conveniently located community pool, you begin to unwind as you remind yourself that you live just steps away from soaking up the afternoon sun and drifting in the water as the evening unfolds. You pull into your paver driveway, greeted by the serenity of your surroundings, where neighbors wave from a distance, and the sound of nature fills the air. As you step in through the door of your charming front porch steps, youâ€™re welcomed by a grand entrance with soaring tall ceilings, where



natural light fills the room. On the main level, you'll love calling this property home as this expansive and open floorplan boasts an office, a beautiful kitchen with wood cabinetry and tile backsplash, a dining room and additional barstool eating space. Having friends and family over? Imagine the endless hours of entertaining and memories here to be made. Step out the sliding glass doors onto your backyard porch, where this property backs onto the Conservatory Park, 63+ acres of serene conservation area. This ensures your views and privacy remain undisturbed, with no future development around you. Upstairs, you'll find a split floor plan, a loft and conveniently located laundry room. As beams of light cast through the beautiful windows throughout, find yourself down the hall in your Primary Bedroom with ensuite bathroom, a soaking tub and a shower and a generous sized walk in closet. Open the French doors and envision sipping a cup of coffee as you begin your day, overlooking the sprawling pond views from your private balcony. This property has been well maintained, and was updated with a new AC in 2020. It has been lightly lived in and is truly immaculate. The community also features a playground, a sports court offering tennis or basketball and long, winding trails perfect for anyone at any stage of their life. Nearby, find endless opportunity and conveniences, with the nearby world renowned Siesta Key and Lido beaches, downtown Sarasota and St. Armand's Circle, top rated hospitals, schools and SRQ airport. Need more? Never run out of things to do with close by Lakewood Ranch, Waterside and University Town Center, offering endless opportunity for activities, shopping and dining. Life here just can't get any better! Whether you are a local looking to relocate your primary residence, searching for your perfect second home getaway, or looking for a secure investment opportunity, do not let this slip you

by. View property website here:
<https://listings.motionmedia.llc/sites/enpeql/unbranded>

Built in 2007

Essential Information

MLS® #	A4623554
Price	\$469,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,121
Acres	0.08
Year Built	2007
Type	Residential
Sub-Type	Townhouse
Status	Sold
Property Taxes	5,539.00
Pet Size Limit	Large (61-100 Lbs.)
Minimum Lease	3 Months

Community Information

Address	8156 Villa Grande Court
Area	Sarasota
Subdivision	SONOMA PH I
City	SARASOTA
County	Manatee
State	FL
Zip Code	34243-3026

Amenities

Parking	Driveway, Garage Door Opener
# of Garages	2
View	Pool, Trees/Woods, Water
Waterfront	Lake

Interior

Interior Features	Ceiling Fan(s), Crown Molding, Eating Space In Kitchen, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, PrimaryBedroom Upstairs, Solid Wood Cabinets, Split Bedroom, Thermostat, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Cooktop, Dishwasher, Disposal, Dryer, Freezer, Ice Maker, Microwave, Range, Refrigerator, Washer
Heating	Central
Cooling	Central Air
# of Stories	2

Exterior

Exterior Features	Balcony, Hurricane Shutters, Irrigation System, Lighting, Rain Gutters, Sidewalk, Sliding Doors, Storage
Lot Description	Conservation Area, In County, Landscaped, Near Golf Course, Near Public Transit, Sidewalk
Roof	Tile
Foundation	Block

School Information

Elementary	Kinnan Elementary
Middle	Braden River Middle
High	Braden River High

Additional Information

Date Listed	October 23rd, 2024
Days on Market	332
Zoning	PDR/WPE/

Listing Details

Listing Office	WILLIAM RAVEIS REAL ESTATE
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