

\$569,000 - 5749 Tristino Lane, SARASOTA

MLS® #A4626635

\$569,000

2 Bedroom, 2.00 Bathroom, 1,534 sqft

Residential on 0.13 Acres

VILLAGEWALK, SARASOTA, FL

JUST Reduced! PERFECT IN EVERY WAY!
ALMOST EVERYTHING IS NEW and there is a WATER VIEW, too! This magnificent two bedroom, two bath villa has been completely renovated with pool(19x12) and waterview. Features include: Impact PGT windows and doors throughout, new outside light fixtures, pool has been remarcited with paver stone deck, lanai(31x20) with covered seating area & barnwood flooring, newer A/C and hot water heater. The home inside features English Cherrywood flooring throughout, custom shelving in living room, plantation shutters throughout, new custom fans and light fixtures throughout. The kitchen boasts of quartz countertops, large subway tile backsplash, soft close cabinets, pull out shelving, Samsung glass door refrigerator with beverage center, Samsung range and dishwasher and large farmer sink. The master bath has been updated with quartz counters, framed mirror and beautiful new tile in shower. Move in ready!!!! Some furniture available outside of contract.. THIS IS TRULY ONE OF A KIND!! Village Walk is a wonderful unique community, built hurricane safe with poured concrete walls and foundations. Every home in Village Walk is considered to be a Single Family Home, roofs are tied down to the structures, per the Florida Building Codes and considered to be above average. Inspectors, roofers and Insurance agents that are familiar with Village Walk will share this information with you. Village Walk is in Flood Zone X, an area that is



determined to be outside the 1% and 0.2% chance of flooding. FEMA updated, 8/2/24. Flood Zone provided by Sarasota County Tax reports. Evacuation zone D, flood insurance is not mandatory, but flood insurance is available. Village Walk power lines are underground with a Sarasota Fire Department just down Honore. Seldom losing power. Amenities include 24 hr guarded gate, geo-thermal heated and cooled lap & lagoon pools, six Har-Tru Tennis courts, Pickle ball, Bocce' ball and Basketball courts, State of the Art fitness Center, Miles of walking and bike paths, over 500 acres of lakes and preserves. There are over 50 activity groups who meet daily, weekly, or monthly. Plus there is a full service Cafe with full service Bar, Gas Station, Barber shop/Hair Salon, and Gift Shop. A special NOTE is that Village Walk did not lose power during the hurricanes and there was No flooding. What a Fantastic Place to Call HOME!

Built in 2005

Essential Information

MLS® #	A4626635
Price	\$569,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,534
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Villa
Style	Mediterranean
Status	Sold
Property Taxes	2,116.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	4 Months

Community Information

Address	5749 Tristino Lane
Area	Sarasota/Sarasota Square
Subdivision	VILLAGEWALK
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34238-4795

Amenities

Amenities	Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s), Vehicle Restrictions
Parking	Driveway, Garage Door Opener, Off Street
# of Garages	2
View	Water
Is Waterfront	Yes
Has Pool	Yes

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Kitchen/Family Room Combo, Solid Surface Counters, Split Bedroom, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
# of Stories	1

Exterior

Exterior Features	Hurricane Shutters, Irrigation System, Sidewalk, Sliding Doors
Lot Description	In County
Roof	Concrete
Foundation	Slab

School Information

Elementary	Ashton Elementary
Middle	Sarasota Middle
High	Riverview High

Additional Information

Date Listed	October 29th, 2024
Days on Market	296
Zoning	RSF2

Listing Details

Listing Office	COLDWELL BANKER REALTY
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