

\$399,900 - 2415 Midnight Pearl Drive, SARASOTA

MLS® #A4638318

\$399,900

3 Bedroom, 3.00 Bathroom, 1,725 sqft

Residential on 0.04 Acres

LANDING PH 1, SARASOTA, FL

If you're ready to experience the perfect blend of convenience, charm and luxury living, look no further. With a recent extensive makeover and situated in front of a beautiful, wooded preserve, this Bay Landing Townhome stands out. High quality luxury vinyl plank flooring has been installed throughout with new higher baseboards. Stair treads were replaced with solid oak. Both bathrooms have been remodeled with new porcelain Carrara tile and new modern rain shower fixtures and handsets. The master shower has a new frameless 3/8" thick glass enclosure. The kitchen has all new LG higher-end appliances and new top of the line LG front load washer & dryer. All new LED recessed lighting throughout with dimmers. Ceilings are 9'4" with fans installed in all rooms and lanai. Reverse Osmosis water filtration installed at kitchen sink. Custom shelving in closets greatly expands the storage space. A/C ducts were cleaned and more attic insulation to an R-value of R-38 resulting in very low energy costs. Energy efficiency and building strength is also due to 2-story block construction and double-paned storm rated windows. Storm shutters included and all windows and doors are pre-drilled for easy installation. Large screened-in lanai to relax and enjoy the very private natural forest view. The large resort style community pool is within 1 block and has a covered pavilion, fitness center, playground, and dog park. Sidewalks throughout the community connect to bike paths on



Lakewood Ranch Blvd. Amazing central location on Lakewood Ranch Blvd between University Parkway & Fruitville Road. Easy access to UTC Mall, Waterside Place, downtown Lakewood Ranch, downtown Sarasota and beaches. Nearby shops, dining, farmerâ€™s market, live entertainment, First Fridays, yoga in the park, and more. The Celery Fields Audubon Preserve and nature trails are within one mile. New Publix and shops are also within one mile. HOA fees are only \$147 / month and No CDD. Contact me to schedule your private tour today and see for yourself what makes this the perfect place to call home!

Dining Room Chandelier does not convey with purchase of home.

Built in 2020

Essential Information

MLS® #	A4638318
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,725
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Townhouse
Status	Sold
Property Taxes	3,907.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	7 Months

Community Information

Address	2415 Midnight Pearl Drive
Area	Sarasota

Subdivision	LANDING PH 1
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34240-2422

Amenities

# of Garages	1
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Interior

Interior Features	Ceiling Fan(s), Eating Space In Kitchen, Solid Surface Counters, Stone Counters
Appliances	Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air

Exterior

Exterior Features	Hurricane Shutters, Sliding Doors
Roof	Shingle
Foundation	Slab

School Information

Elementary	Tatum Ridge Elementary
Middle	McIntosh Middle
High	Booker High

Additional Information

Date Listed	February 3rd, 2025
Days on Market	242
Zoning	RSF4

Listing Details

Listing Office	EXP REALTY LLC
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