

\$499,900 - 7664 Camminare Drive, SARASOTA

MLS® #A4646433

\$499,900

2 Bedroom, 2.00 Bathroom, 1,693 sqft

Residential on 0.11 Acres

VILLAGEWALK, SARASOTA, FL

Must See this beautiful Villa. Rarely Available, Updated VILLA WITH Saltwater SOLAR HEATED POOL AND WATERVIEW. Enjoy wonderful Sunsets from your screened lanai with retractable awning. Relax every evening with new found friends or in Solitary Splendor. Newer landscaping has been added along the walks and rear of the home. Relax indoors while enjoying your 75" wall mounted flat screen TV in living area. Newer luxury vinyl flooring throughout. Kitchen updates include reverse osmosis water filtration system at sink, ice maker and water dispenser. Extended Quartz Counter enlarged to seat 6 at counter level, solid wood cabinets, pull-out drawers with soft close feature, new hardware, all stainless appliances, beautiful hanging pendant lighting over the counter top, colorful tile backsplash and quartz window sills in living area. Master bath has been updated with walk in shower, granite counters and new hardware. Mirrored doors replaced with louver doors in all rooms. Guest suite updated as well. The garage features built in storage units and wall mounted cabinets and overhead storage racks and painted floor. A/C is 2 years old, Speed Queen washer is 2 yrs also. 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, rarely 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, Tiki Hut with bar service at the pool, 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® #	A4646433
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,693
Acres	0.11
Year Built	2005
Type	Residential
Sub-Type	Villa
Style	Mediterranean
Status	Sold

Property Taxes	3,823.00
Pet Size Limit	Extra Large (101+ Lbs.)
Minimum Lease	4 Months

Community Information

Address	7664 Camminare Drive
Area	Sarasota/Sarasota Square
Subdivision	VILLAGEWALK
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34238-4774

Amenities

Amenities	Basketball Court, Clubhouse, Fence Restrictions, Fitness Center, Gated, Pickleball Court(s), Pool, Recreation Facilities, Tennis Court(s), Vehicle Restrictions
Parking	Covered, Driveway, Garage Door Opener
# of Garages	2
View	Pool, Trees/Woods, Water
Is Waterfront	Yes
Waterfront	Lake, Lake Front, Pond
Has Pool	Yes

Interior

Interior Features	Built-in Features, Cathedral Ceiling(s), Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen/Family Room Combo, Open Floorplan, Solid Surface Counters, Split Bedroom, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Kitchen Reverse Osmosis System, Microwave, Range, Refrigerator, Washer
Heating	Electric
Cooling	Central Air

Exterior

Exterior Features	Awning(s), Hurricane Shutters, Irrigation System, Private Mailbox, Rain Gutters, Sidewalk, Sliding Doors
Lot Description	In County, Landscaped
Roof	Tile
Foundation	Slab

School Information

Elementary	Ashton Elementary
Middle	Sarasota Middle
High	Riverview High

Additional Information

Date Listed	April 15th, 2025
Days on Market	105
Zoning	RSF2

Listing Details

Listing Office	COLDWELL BANKER REALTY
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