

\$385,000 - 7334 Regina Royale 74, SARASOTA

MLS® #A4647056

\$385,000

2 Bedroom, 2.00 Bathroom, 1,648 sqft

Residential

PRESTANCIA, SARASOTA, FL

Welcome to Mara Villa at Prestancia. Amazing and expansive bird's eye views of the two TPC golf courses at highly regarded Prestancia. Move-in ready, top floor, two bed, two bath condominium. The elevator takes you to your private entry foyer with a double door keyed entry to the home. A great room with two-sided fireplace and a wall of windows facing the golf course. The kitchen with custom cabinetry granite counters and stainless appliances has a convenient breakfast bar. A study or den with fireplace is a great place to read or play games with sliders to a balcony and stunning golf course views. Three outdoor spaces in all allow you to catch the sunrise or sunset every day. The queen-sized guest bedroom with door to east facing balcony has a substantial closet. The Primary bedroom is complete with a generously sized walk in closet with built in shelving, an elegant bath with dual sinks, walk-in shower and separate jetted tub. Plantation shutters and ceiling fans set the tone for a relaxed Florida lifestyle, whether that is year-round or for the season. A one car detached garage, a carport, storage room all included. Golf memberships are available but not mandatory. 24hr guard gated entry. Mara Villa I offers a beautiful heated community pool and spa steps away from the building. The HOA and condo fees include water, sewer, roof replacement, exterior maintenance, reserves, guard gates, pool maintenance, and plenty more. Prestancia's golf courses were



designed to wrap around natural wetlands beautiful ponds and cypress heads. For this reason TPC Prestancia has been a highly recognized award winning International Audubon Certified Sanctuary since 1998. Prestancia is only a few miles away from Siesta Key beach, shopping and restaurants. Schedule your showing today!

Built in 1990

Essential Information

MLS® #	A4647056
Price	\$385,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,648
Year Built	1990
Type	Residential
Sub-Type	Condominium
Style	Mediterranean
Status	Sold
Property Taxes	4,962.00
Minimum Lease	1 Month

Community Information

Address	7334 Regina Royale 74
Area	Sarasota/Sarasota Square
Subdivision	PRESTANCIA
City	SARASOTA
County	Sarasota
State	FL
Zip Code	34238-4580

Amenities

Amenities	Elevator(s), Pool, Spa/Hot Tub
Parking	Covered, Garage Door Opener, Ground Level, Guest, Off Street, Under Building

# of Garages	1
View	Golf Course, Trees/Woods

Interior

Interior Features	Ceiling Fan(s), Elevator, Primary Bedroom Main Floor, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances	Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer
Heating	Central, Electric
Cooling	Central Air
Fireplace	Yes
Fireplaces	Living Room, Wood Burning
# of Stories	3

Exterior

Exterior Features	Balcony, Sidewalk, Sliding Doors, Storage
Lot Description	Cul-De-Sac, Near Golf Course, On Golf Course, Sidewalk, Street Dead-End
Roof	Tile
Foundation	Block

School Information

Elementary	Gulf Gate Elementary
Middle	Sarasota Middle
High	Riverview High

Additional Information

Date Listed	April 7th, 2025
Days on Market	135
Zoning	RSF2

Listing Details

Listing Office	MICHAEL SAUNDERS & COMPANY
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