



My Florida Regional MLS / Broker Synopsis Report / Not For Public Distribution

A3962444 3841 ALAMANDA DR, SARASOTA

County: Sarasota County **Zip Code:** 34238-4578 **Unit #:** **Status:** Active
Sub. Name: MIRA LAGO AT PALMER RANCH PH 3 **List Price:** \$285,000
Beds: 3 **Baths:** 2/0 **SqFt Heated:** 2,134 **Low Price:** **Year Built:** 1996
Pool: Community - Heated Pool, Heated Spa, In Ground **Special Sale:** None
Property: One Story Single Family Home **ADOM:** 1
Total Acreage: Up to 10889 Sq. Ft. **Total SqFt:** 2604 **Pets Y/N:** Y **CDOM:** 1
Construction Status: **Proj. Comp. Date:** **CDOM:** 1
Location: Close to Bus, Street Paved, Street Private

Immaculate maintenance-free home in pet friendly, gated community in sought after Mira Lago on Palmer Ranch. This well-cared for 3 bedroom 2000+ square foot home overlooking a lake is desirably located within Mira Lago. This sunlit floor plan includes 10 and 12 foot high ceilings, upgraded tile floors, an eat-in kitchen that is light and bright with white cabinetry and counter tops. The split bedroom plan allows privacy for the large master suite and bathroom, which includes dual separate vanities, private commode, Jacuzzi tub and separate walk-in tiled shower and walk-in closet. The sunroom was incorporated into the air-conditioned main part of the home during initial construction. It is tiled with glass sliding doors from the living room and master bedroom. Ideal for relaxing and enjoying gorgeous views of the lake and beautiful sunsets. Home was re-plumbed in 2007, Hurricane glass shield windows, wired for surround sound, and kitchen water filtrations system that is connected to ice maker in the refrigerator. New A/C in 2010 that comes with a transferable 10 year warrantee on parts & labor. Hot water heater was replaced 2004. Assoc maintenance fee includes basic cable TV, painting exterior, power washing roof and driveway, landscaping/mulching, exterior pest control, irrigation, salt water heated community pool and spa. Centrally located to fine dining, shopping and world class beaches.

Land, Site and Tax Information

SE/TP/RG: 22-37-18 **Subdivision #:** 2590 **Section #:** **Block/Parcel:** **Front Exposure:** East
Tax ID: 0113 04 0005 **Alt.Key/Folio#:** **Additional Parcel:** N **Mill Rate:** 13.1519 **Lot #:** 38 **Auction:** N
Taxes: \$2,494.00 **Tax Year:** 2011 **Homestead:** Y **Other Exemptions:** N **CDD:** N **Annual CDD Fee:** **Book/Page:** 0037/0022 **Floor #:** **Complex/Community Name:** **Future Land Use:** 0100 **Zoning Comp.:** Y
Legal Description: LOT 38 MIRA LAGO AT PALMER RANCH PH 3
Ownership: Fee Simple **MH Make:** **Zoning:** PUD **Days Lease:** **Min Lease:** **Lease # /Year:** **Manufactured / Mobile Style:** **Lot Size(Acres):** 0.14 **Lot Size(SqFt):** 6,127 **Water Frontage:** Lake **Water Access:** **Water Name:** **Water View:** Lake **Water Extras:** **Waterfront Feet:** 0

Interior Information

Living Room: 12x17 **Master Br.:** 13x22 **5th Bedroom:** **Great Room:** **Study / Den:**
Family Room: 13x09 **2nd Bedroom:** 11x12 **Studio:** **Air Conditioning:** Central
Kitchen: 10x12 **3rd Bedroom:** 11x12 **Dinette:** **Heat & Fuel:** Central,Fuel - Electric
Dining Room: 12x12 **4th Bedroom:** **Bonus Room:** **Floor Covering:** Carpet,Quarry Tile
Fireplace: N **Balcony/Porch:** 10x09 **Sq Ft Source:** Owner Provided **Security System:** Owned
Utilities Data: Cable Connected,County Water,Electric,Public Sewer,Public Utilities
Interior Layout: Eating Space in Kitchen,Formal Dining Room Separate,Open Plan
Interior Features: Ceiling Fan(s),Inside Utility,Smoke Alarm(s),Solid Sfc Cntrs,Unfurnished,Walk In Closet, Wshr/Dryr Hkup, Wndw Treatment
Master Bath: Dual Sinks, Tub with Separate Shower Stall
Appliances Incl: Dishwasher,Disposal,Dryer,Hot Water Electric,Range,Refrigerator,Washer
Kitchen: Desk Built In **Additional Rooms:** Florida Room,Inside Utility

Exterior Information

Ext. Construction: Block,Stucco **Style:** Spanish **Pool:** Heated Pool,Heated Spa,In Ground
Exterior Features: Fruit Trees,Patio/Porch/Deck Cov,Sliding Doors,Trees/Landscaped
Garage/Carport: 2 Car Garage,Attached,Door Opener,Street Parking **Dimensions:** 22x22 **Roof:** Tile

Community Information

Community Features: Asso Rec Own, Deed Restr, Gated Comm, Mtnce Free, PUD

Maintenance Includes: Cable, Ground Mtnce, Mtnce/Repr, Pest Control, Private Road, Public Insur, Rec Facilty, Trash Remv
Housing for Older Persons: **# of Pets:** **Max Pet Weight:** **Pet Restrictions:**
HOA / Comm Assn: Required **HOA Fee:** \$772.00 **HOA Payment Schedule:** Quarterly **Mo.Maint.\$(addition to HOA):**
Condo Fee: **Condo Fee Schedule:**
Elementary School: Gulf Gate Elementary **Middle School:** Sarasota Middle **High School:** Riverview High

Realtor Info

List Agent: NANCIE KALIN / JOHN AUGUST **Agent ID:** 281519044/ 281502990 **Agent Direct:** 941-928-8833
Sales Team: **E-mail:** NancieKalin@michaelsaunders.com **Agent 2 Phone:** 941-320-9795
Office: MICHAEL SAUNDERS & COMPANY **Office ID:** 281502392 **Agent Fax:** 941-918-9392
List Date: 06/29/2012 **Original Price:** \$285,000 **LP/SqFt:** \$133.55 **Agent Pager/Cell:** 941-928-8833
Contract: **Previous Price:** **SP/SqFt:** **Office Phone:** 941-388-4447
Exp. Clsg Date: **Price Change:** **SP/LP Ratio:** **Office Fax:** 941-388-3041
Sold Date: **Price Change:** **Owner:** ON FILE **Owner Phone:** **Spec Listing Type :** Not Applicable
Off-Market: **Days to Contract:** **Listing Type:** Exclusive Right to Sell **Call Center #:** 941-308-7777
Withdrawn: **Days to Closed:** **Expiration Date:** 12/31/12
Selling Agent: **Office:** **Financing Avail:** Cash,Conventional,FHA
Management Comp Info: **Trans Broker:** 3% **Terms:** **Seller Credit:**
Buyer Agent: 3% **Non-Rep:** 0%
Realtor Info: Brochure Avail, Seller Prop Discl
Confidential Info: Owner Occupied
Showing Instructions: Call Center, 24 Hr Notice, Appt Only, LA Accompany
Driving Directions: Beneva Rd south of Clark, left on Palmer Ranch Pkwy to 2nd entrance to Mira Lago.

Realtor Only Remarks: Owner Occupied. Owner in process of moving. Move out date is July 9th.

Featured PROPERTY

Michael Saunders & Company
Licensed Real Estate Broker

3841 ALAMANDA DRIVE - MIRA LAGO



Features

- Maintenance-free
- Gated community
- 3 bedroom 2000+SF
- 10-12 FT Ceilings
- Hurricane shield
- New Hot water 2004
- Re-plumbed 2007
- New A/C 2010



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Offered at \$285,000

Nancie Kalin & John August
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3841 Alamanda Drive - Mira Lago

Well-established in the master-planned community of Palmer Ranch, **Mira Lago** is a gated and private neighborhood. A coveted address in a convenient and sought-after location, life at Mira Lago includes a community pool, maintenance-free luxury and a laid back Florida lifestyle. The neighborhood is comprised of villas and single-family residences. Predominantly designed in the Spanish-Mediterranean style, barrel-tiled roofs are a sign that utmost quality is standard throughout Mira Lago.

