

# Michael Saunders & Company

Licensed Real Estate Broker

## Exceptional People & Properties

### Glorious Accolades: Honoring the most exceptional people in the business

As Oscar hopefuls say each year around this time, it's enough of a thrill just to be nominated for such a glorious accolade.

Late last year, Michael Saunders & Company was nominated for three of real estate's most glorious accolades—the International Property Awards—which are handed out annually in London England. Truly, it WAS enough just to be nominated. So you can imagine our elation when the company walked away with not one, but three, of the evening's top awards—including the most coveted: Best International Real Estate Company.

Inasmuch as this tremendous recognition took place simultaneously with one of the most challenging real estate markets in recent memory, honoring 2006's top producing associates at Michael Saunders & Company is that much more gratifying. If there is such a thing as an award for making the best of a bad situation, nearly 60 of our sales associates would win hands down. Each of them refused to blink in the correcting market of 2006 and saw a 30 percent increase in sales over 2005, the most "up" year ever for local real estate. Remarkable.

Company-wide, congratulations to top producer, Linda Roe Dickinson and to top-producing team, Saint Cacchiotti and Gail Wittig. In the commercial division, kudos to Debra Cooper for top individual performance and to DeLiato & Associates for top producing team.

A standing ovation goes out to each of our top-producing associates. When times got tough, you dug very deep into your professional skills and personal fortitude; you stayed focused and fought for every listing, every sale. Your professionalism and hard work distinguishes this company, not just to your clients and the community-at-large, but to your peers in the business as well.

At the end of the day, it is well worth mentioning that in the most recent ranking by Realtor Magazine, Michael Saunders & Company—with its average of \$5.99 million in annual sales per associate—ranks ninth in the nation for individual salesperson productivity. Bottom line: Every one of our associates is a star.

If a real estate company is only as good as its sales associates, it's no wonder Michael Saunders & Company was voted best in the world.

**VENICE ISLAND, HISTORIC EAGLE POINT.** This Key West-style home is a standout, with 142' of direct bayfront, private dockage for two sizable boats and 180-degree water views from almost every room. A Christie's Great Estates listing. \$2,799,000. Venice office, 485-5421. #538069

**BIRD KEY, SPECIAL PERFECTION** on the most desirable street of Bird Key. Open bay with city lights in distance. Totally renovated and updated by seller, an international interior designer. \$4,800,000. South Longboat Key office, 383-7591. #340727

**EAST COUNTY, LAKEWOOD RANCH COUNTRY CLUB.** Impeccable former Pruett Villa Miranda model. Fully furnished two-story home with golf and lake views, four bedrooms, bonus room, pool/spa, outdoor kitchen and three-car garage. \$2,300,000. Lakewood Ranch office, 907-9595. #547372

## Spotlight On LONGBOAT KEY

As much an international destination as it is a beloved favorite among visitors and residents from all over the U.S., Longboat Key's span crosses through both Sarasota and Manatee counties. This magnificent length of shoreline got its first road courtesy of circus magnate John Ringling in 1925. Today's Gulf of Mexico Drive is the magnificently landscaped thoroughfare that Ringling had imagined to run the full length of Longboat Key. Along both sides are discreet shopping plazas—filled with upscale shopping and fine dining—and the emerald-shaded fairways that comprise the two championship courses of Longboat Key Club. For more information, contact our South Longboat Key office at 941.383.7591.

**LONGBOAT KEY, COREY'S LANDING.** Privately set behind the gates of the Longboat Key Club. Light, bright & open family room with soaring ceilings, many upgrades & built-ins, & master suite overlooking spa & heated pool. \$925,000. St. Armands Circle office, 388-4447. #285584

**LONGBOAT KEY, INN ON THE BEACH.** Magnificent Gulf front, income-producing unit with recent renovations & furniture package included. \$569,000. South Longboat Key office, 383-7591. #932866

**LONGBOAT KEY, PRIVATE ESTATE** on over 3 acres. Cradled between the azure waters of Sarasota Bay & a natural lagoon estuary, you'll find a hidden tropical paradise. Seclusion & privacy unmatched with beach access & boat dock. \$8,500,000. Palmer Ranch office, 966-8000. #330133

**LONGBOAT KEY, SEAPLACE.** This 6th floor, 2BR turnkey furnished condominium offers bay & city views, new appliances, tennis, 2 heated pools & a clubhouse. \$629,900. South Longboat Key office, 383-7591. #332110

**LONGBOAT KEY, BAY ISLES.** Impeccably maintained Mediterranean-design home secluded in Longboat's most exclusive neighborhood. Set on deepwater with 100' seawall & dock. \$2,675,000. South Longboat Key office, 383-7591. #330352

## Open Houses Sunday, March 18 • 1 - 4pm

- MANATEE •**
- 1705 NW 71ST ..... \$2,450,000.
- 12505 SAFE HARBOR DR ..... \$1,299,000.
- 85 TIDY ISLAND BLVD ..... \$1,200,000.
- 4106 MARINA CT ..... \$965,000.
- 244 S HARBOR DR UNIT 1 ..... \$949,900.
- 5200 GULF DR. #103 ..... \$799,000.
- 84 NORTH SHORE DR ..... \$569,000.
- 816 35TH AVE DR W ..... \$525,000.
- 350 HIGHLAND SHORES DR ..... \$499,000.
- 1004 PELICAN COURT ..... \$439,500.
- 4110 70TH ST CIR E ..... \$395,000.
- 6706 ROCK BRIDGE ..... \$249,900.
- EAST COUNTY •**
- 3554 FOUNDERS CLUB DR ..... \$2,499,000.
- 7701 IGUANA DR ..... \$1,575,000.
- 6914 BELMONT CT ..... \$1,499,000.
- 7930 ROYAL BIRKDALE CIR ..... \$849,000.
- 8210 QUAIL GREENS TERRACE ..... \$799,000.
- 6942 BRIER CREEK CT ..... \$799,000.
- 7909 ROYAL QUEENSLAND ..... \$789,000.
- 6535 THE MASTERS AVE ..... \$749,000.
- 6721 THE MASTERS ..... \$725,000.

- 7416 EATON CT ..... \$671,900.
- 8513 EAGLE PRESERVE ..... \$669,000.
- 7076 WHITEMARSH CIR ..... \$539,000.
- 6538 FLYCATCHER LANE ..... \$519,000.
- 6916 CONESTOGA PL ..... \$519,000.
- 7604 WINDWARD COVE ..... \$499,500.
- 7126 SANDHILLS ..... \$480,000.
- 6311 LONGLEAF PINE CT ..... \$339,000.
- 14324 GNATCATCHER TER ..... \$284,900.
- 6605 67TH DR. E ..... \$239,000.
- LONGBOAT, LIDO & BIRD KEYS •**
- 6225 GULF OF MEXICO ..... \$5,795,000.
- 450 CLEVELAND DR ..... \$2,895,000.
- 501 HARBOR GATE WAY ..... \$2,200,000.
- 531 YARDARM LN ..... \$2,100,000.
- 299 ROBIN DR ..... \$1,995,000.
- 905 BLVD OF PRESIDENTS ..... \$1,950,000.
- 3302 SABAL COVE ..... \$1,895,000.
- 524 N SPOONBILL ..... \$1,575,000.
- 213 N POLK DRIVE ..... \$1,399,999.
- 525 BIRD KEY DRIVE ..... \$1,395,000.
- 318 BIRD KEY DR ..... \$1,350,000.
- 700 LONGVIEW DR ..... \$1,195,000.

### Search Open Houses Online >

Visit [www.michaelsaunders.com](http://www.michaelsaunders.com) to view our Online Open House Search, where you can search and map out over 100 open house listings by a variety of features and options. Each week's information is available by Wednesday, giving you plenty of time to plan your Sunday open house tour. A complete list of open houses is also available at your nearest Michael Saunders & Company sales office.

- 3390 BAYOU SOUND ..... \$1,175,000.
- 1000 LONGBOAT CLUB RD 906 ..... \$1,150,000.
- 656 OWL DR ..... \$1,098,000.
- 3527 MISTLETOE ..... \$925,000.
- 4825 GULF OF MEXICO 104 ..... \$775,000.
- 5757 GULF OF MEXICO DR 113 ..... \$749,900.
- 5655 GULF OF MEXICO UNIT D10 ..... \$690,000.
- 1000 LONGBOAT CLUB UNIT 406 ..... \$679,000.
- 1930 HARBOURSIDE UNIT 156 ..... \$559,000.
- 722 BLVD OF PRESIDENTS 202 ..... \$300,000.
- SARASOTA MAINLAND •**
- 136 GOLDEN GATE PT 401 ..... \$2,250,000.

- 963 S OSPREY AV ..... \$1,600,000.
- 1666 ARLINGTON ST ..... \$1,499,000.
- 1643 SPRING CREEK DR ..... \$1,395,000.
- 5326 HUNT CLUB WAY ..... \$1,295,000.
- 1432 WESTBROOK DR ..... \$1,250,000.
- 5430 EAGLES POINT CIR 203 ..... \$1,200,000.
- 1729 LANDINGS WAY ..... \$1,195,000.
- 1509 RIDGEWOOD LN ..... \$1,125,000.
- 400 GOLDEN GATE POINT #52 ..... \$1,100,000.
- 1690 ARLINGTON ST ..... \$1,100,000.
- 101 SUNSET DR 301 ..... \$1,050,000.
- 1923 HIBISCUS ST ..... \$1,050,000.

- 1850 HAWKINS CT ..... \$875,000.
- 37 SUNSET 24 ..... \$869,000.
- 8898 BLOOMFIELD BLVD ..... \$850,000.
- 665 EAGLE WATCH LN ..... \$799,900.
- 3178 DICK WILSON ..... \$775,000.
- 8000 VIA FIORE ..... \$750,000.
- 2509 MARBLEHEAD DRIVE ..... \$724,900.
- 99 SUNSET DR ..... \$695,000.
- 7662 CALLE FACIL ..... \$685,000.
- 400 GOLDEN GATE POINT 33 ..... \$670,000.
- 4911 FLAGSTONE ..... \$650,000.
- 7212 N SERENOA DR ..... \$649,000.
- 435 S GULFSTREAM AVENUE 604 ..... \$649,000.
- 435 S GULFSTREAM AVE #301 ..... \$639,000.
- 8500 EAGLE PRESERVE WAY ..... \$625,000.
- 8139 ABINGDON CT ..... \$625,000.
- 2364 BURTON LN ..... \$599,000.
- 415 OAK POINT RD ..... \$550,000.
- 1830 UPPER COVE TERRACE ..... \$549,900.
- 755 SHADOW BAY WAY ..... \$544,500.
- 966 SCHERER ..... \$539,900.
- 435 S GULFSTREAM AVE #208 ..... \$519,000.

- 100 CENTRAL 407B ..... \$499,900.
- 4481 OAK VIEW ..... \$499,900.
- 4124 BROOKPOINTE CT ..... \$489,000.
- 1841 LAUREL ..... \$489,000.
- 1777 ALTA VISTA ..... \$450,000.
- 6400 BEECHWOOD AVE ..... \$449,000.
- 747 SHADOW BAY WAY ..... \$439,000.
- 3951 SQ E LN 1 ..... \$425,000.
- 2938 CAPTIVA DR ..... \$425,000.
- 7624 CHARLESTON ST ..... \$424,000.
- 1380 LANDINGS # 26 ..... \$415,000.
- 514 MEADOW SWEET CIRCLE ..... \$399,900.
- 128 TALL TREES CT ..... \$399,500.
- 4045 PENSURST PARK ..... \$399,000.
- 6281 DONNINGTON CT ..... \$399,000.
- 1117 SCHERER WAY ..... \$397,500.
- 9528 HAWKSMOOR LANE ..... \$390,000.
- 572 MEADOW SWEET CIR ..... \$369,000.
- 4898 POST POINTE DR ..... \$329,000.
- 9320 CLUBSIDE UNIT 2208 ..... \$325,500.
- 4503 LAKE VISTA DR 4 ..... \$319,500.
- 9330 CLUBHOUSE CIRCLE 3209 ..... \$304,500.

OPEN HOUSES CONTINUED ON PAGE 2

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MAIN 951-6660 • ST. ARMANDS 388-4447 • NORTH LONGBOAT 383-5502/383-3759 • SOUTH LONGBOAT 383-7591 • PALMER RANCH 966-8000 • SIESTA KEY 349-3444  
LAKEWOOD RANCH 907-9595 • VENICE 485-5421 • VENICE MAINLAND 493-2500 • BRADENTON 748-6300 • ENGLEWOOD 473-7750 • NORTH PORT 423-3300

## Pictured Properties \$4 Million And Above



**CASEY KEY, PRIVATE NORTH CASEY KEY GULF-TO-BAY.** Situated amid old oaks, this 2BR home has generous room sizes, living room with fireplace, Florida room & all rooms with wonderful views of natural landscape. \$5,000,000. Nancy Moore, 966-8000 or 374-2200. #295216



**LONGBOAT KEY, EXQUISITE MIZNER-STYLE BAYFRONT.** Custom residence built by Bruce Saba. Approximately 8,100 total sq. ft. with top quality appointments. Located in prestigious Bay Isles with private beach club. \$7,975,000. Main Street office, 951-6660. #308646



**LIDO KEY, WEST INDIES VICTORIAN ON THE GULF.** Adorned with intricate detail & a distinctive, unique design, this magnificent, walled & gated Gulf-front estate on coveted Westway drive features 4BRs, private white sand beach, pool/spa & docking pier. \$8,500,000. St. Armands office, 388-4447. #296119



**LONGBOAT KEY, ESTANCIA DEL MAR - LIVE BY THE SEA.** Addison Mizner-inspired gated estate on Sarasota Bay. This 11,000-sq.-ft. home boasts 5BR suites, infinity-edge pool, dock & large al-fresco entertainment area. \$11,500,000. Longboat Key South office, 383-7591. #289854



**PORT CHARLOTTE, COUNTRY ESTATE** with 19.6 acres zoned RE-1 located on the Apollo Waterway just off the Myakka River. Fully walled estate with a gazebo, pool, tennis court & 2 boat houses with lifts & a guesthouse. \$7,992,000. Englewood office, 473-7750. #525913



**CASEY KEY, FABULOUS GULF-TO-BAY HOME** on Casey Key's sought after north end. This casual home offers a deepwater dock & private beach. \$4,900,000. Siesta Key office, 349-3444. #330328



**SOUTH SARASOTA, STUNNING 270-DEGREE WATER VIEWS** surround this 2005-built luxury home with 4BR+ bonus room & summer kitchen overlooking pool, waterfall & spa. Boatdock on protected basin with no bridges to bay. A Christie's Great Estates listing. \$4,600,000. Main Street office, 951-6660. #336111



**SIESTA KEY, SPECTACULAR SIESTA KEY HOME** situated on a point property with sweeping southern bay views & deepwater dockage. Wonderful 4/5BR Key West-style residence with designer finishes on over a 1/2 acre. \$4,200,000. Palmer Ranch office, 966-8000. #327051

### Open Houses • Sunday, March 18 • 1 - 4pm

**4046 E WILSHIRE 149** ..... \$265,000.  
**3748 AMESBURY LANE 1524** ..... \$239,900.  
**1654 STICKNEY POINT RD #202** ..... \$239,000.  
**5711 SOLDIER 2-204** ..... \$237,500.  
**2811 GARRIOTT LANE** ..... \$235,000.  
**4236 E OAKHURST CIR 3069** ..... \$208,000.  
**5330 LAKE ARROWHEAD 8 TRAIL 8** ..... \$199,000.  
**3961 PRADO DR** ..... \$199,000.  
**1234 N CONRAD AVE** ..... \$199,000.  
**7267 CLOISTER DR. 213** ..... \$179,000.

#### MANATEE

**ELEGANT KEY WEST CONTEMPORARY.** Solidly built custom home with 3,369 sq. ft. plus 1,092 sq. ft. of outdoor decking. 240' dock recently installed. Expansive water views. Enjoy the ambiance of Old Florida on Terra Ceia Island. \$997,500. Ruth Lawler & Maryann Lawler, 748-6300 or 587-4623. #550020

**BEAUTIFUL SARASOTA BAY VIEWS** to the city skyline from this private, gated, 240-acre island. One of 96 residences featuring 3BRs, 2-car garage, Nantucket architecture, clubhouse, pools, spa & tennis. \$899,000. Ann Martin & Linda Roe Dickinson, 388-4447 or 356-7717. #332461

**DIRECTLY ON THE GULF.** This top-floor, turnkey-furnished 2BR condominium overlooks magnificent Gulf beaches. Recently remodeled with Tommy Bahama-style furnishings, tile and hurricane shutters. Pool, spa and tennis. \$859,000. Jody Shinn, 748-6300 or 705-5704. #542614

**ANNA MARIA ISLAND.** Enjoy full panoramic views of the Gulf in this island paradise. White sandy beaches and a heated pool are just two of the features this 2BR, fully furnished residence has to offer \$749,900. Steve Kenney, 748-6300 or 932-6000. #542526

**5600 BEACH WAY #204** ..... \$549,000.  
**6370 MIDNIGHT COVE ROAD 830** ..... \$529,000.  
**8773 MIDNIGHT PASS 305** ..... \$499,000.  
**24 SANDY COVE PD** ..... \$475,000.

#### • CASEY KEY •

**721 CASEY KEY RD** ..... \$2,995,000.  
**• VENICE, ENGLEWOOD, ISLANDS S. •**  
**115 SUNSET DR** ..... \$1,850,000.  
**2245 BEACH RD 202** ..... \$761,500.  
**109 TERRA BELLA** ..... \$729,000.  
**349 SOUTH SHORE DR** ..... \$699,000.  
**1243 FLYING BRIDGE LN** ..... \$649,000.  
**814 CORAL BEAN COVE** ..... \$578,000.  
**314 VENICE GOLF CLUB DR** ..... \$575,000.  
**2255 JESSIE HARBOR DR** ..... \$569,000.  
**10 DOMINICA DR** ..... \$539,000.  
**500 PARK BLVD S 54** ..... \$519,900.  
**4648 GAETA DR** ..... \$499,900.

**RIVER WOODS.** Charming 4-6BR home with extra large pool, propane-heated spa & outdoor kitchen perfect for entertaining. \$589,000. Terri Ayers, 907-9595 or 518-8923. #549072

**OVER 4 ACRES** within minutes to Ringling Museum/USF. House is 3BRs on 4.73 acres, additional lot with grand-fathered duplex offered separately. \$500,000. Lee Byron and Susan Keal, 350-5542 or 925-8253. #336575

**HIGHLAND RIDGE.** Enjoy both sunrises and sunsets in this 4/5BR home with upgraded amenities throughout. Includes an upstairs bonus room & a pool/spa with southern exposure. \$450,000. Terri Ayers, 907-9595 or 518-8923. #542776

**BRIDGEPORT.** Gulf frontage with outstanding views & within walking distance to restaurants, shops & fishing pier. This 2BR is priced below like properties on the beach. \$400,000. Joseph Foster, 907-9595 or 518-8923. #539806

**LOOKING FOR ISLAND PROPERTY?** Currently used as a single-family rental, this property is zoned R3. Perfect for a new duplex with bay views. \$400,000. Joyce Naegele, 349-3444 or 586-7959. #326059

**5274 PINE SHADOW LANE** ..... \$499,900.  
**2259 JESSIE HARBOR DR. 2259** ..... \$499,000.  
**2555 DIXON TERRACE** ..... \$479,900.  
**5344 PINE SHADOW LANE** ..... \$465,000.  
**209 CARRIAGE HOUSE LANE** ..... \$449,000.  
**5258 GRAND PALMETTO WAY** ..... \$449,000.  
**403 WELLINGTON CT** ..... \$437,000.  
**401 WELLINGTON CT** ..... \$429,000.  
**5326 PINE SHADOW LANE** ..... \$425,000.  
**658 LAKESCENE DR** ..... \$419,000.  
**2875 EGRET CT** ..... \$415,000.  
**345 MELROSE CT** ..... \$369,900.  
**232 WETHERBY ST** ..... \$349,500.  
**834 HARRINGTON LAKE LANE** ..... \$334,900.  
**1063 TRUMAN STREET** ..... \$329,000.  
**5355 WHITE IBIS DR** ..... \$325,000.  
**81 INLETS BLVD** ..... \$275,000.  
**11018 MCFADDEN** ..... \$259,900.  
**1413 GONDOLA PARK DR** ..... \$259,000.  
**734 RIVIERA ST** ..... \$254,000.  
**364 PINE RUN DR** ..... \$234,900.  
**406 CERROMAR CIR 126** ..... \$229,000.  
**807 CONSTANCE RD** ..... \$189,500.

**A GREAT OPPORTUNITY** to own island property on Bradenton Beach. Perfect location for a new duplex close to the beach and the bay. \$400,000. Joyce Naegele, 349-3444 or 586-7959. #326041

**RUNAWAY BAY.** Updated 2BR villa being sold turnkey furnished. Tile in living room, dining room and kitchen. All the amenities that Runaway Bay offers. Investment opportunity with seasonal rentals in place. \$398,500. Kimberly Roehl, 748-6300 or 447-9988. #542600

**HISTORIC CORTEZ VILLAGE.** Totally rebuilt in 2002, this adorable home features a cathedral ceiling, wood floors, large private deck & wooded backyard. \$349,000. Mirta Matheu Klauber & Joan Bergstrom, 383-7591 or 704-6749. #342228

**CREEKSIDE OAKS.** Brand new 4BR, 3-car garage home in beautiful, convenient Creekside Oaks gated community. Upgrades galore, trendy kitchen & luxury owner's suite. \$346,900. Terri Ayers, 907-9595 or 518-8923. #539283

**4BR NW HOME** offers a split plan, family room with vaulted ceilings, fireplace, 2,300 sq. ft., living and dining rooms, large master BR with spa, screened lanai and community pool. \$345,000. Cindy Pjero, 748-6300 or 920-6818. #549594

**WELCOME HOME** to your private oasis with saltwater pool and spa. Home features 10' ceilings, custom cabinetry, enclosed lanai with Mexican tile, kitchen/family room, and French doors to pool area. Perfect for entertaining. \$338,000. Peggy Horlander, 748-6300 or 932-7199. #539485

**EXTENSIVELY REMODELED** 2BR condominium in Valencia. Include granite countertops, newer appliances & carpet, tile, full-size washer & dryer. Enjoy extended living area with sliding glass doors to heated pool & spa. \$299,900. Colette Gerrish, 748-6300 or 713-6557. #541972

**VIZCAYA.** Beautifully updated 3BR lakefront end unit villa across from IMG & only minutes to beaches & downtown Sarasota. Freshly painted, new tile & carpet, & expansive lanai with privacy shades. \$298,900. The Hedge Team, 951-6660 or 350-0100. #322015

**WATERFORD.** Gorgeous custom home in a golf community, just minutes from I-75 & I-275. Features cherry wood cabinets, stainless appliances & Corian counters. \$279,500. Annette Bentley, 383-7591 or 374-0318. #336143

**SPANISH PARK.** 3BR with newer wood laminate floors and appliances. Backyard is privacy-fenced and owner is installing new barrel tile roof 03/07. Voluntary HOA and fees are only \$25/year. \$270,000. Jonathan Wright, 748-6300 or 301-9992. #550166

**SUPERB HOME** with oversized bedrooms and a den or home office. Located on a corner lot, features an extra attached garage/hobby room with separate entrance. \$259,900. Bill Stufflebeam, 748-6300 or 798-3007. #549794

**NO PLACE LIKE HOME.** Westside 2BR home with a den. Enjoy a remodeled eat-in kitchen with newer appliances. Perfect for entertaining with nice living room, dining room, fireplace and pool. \$245,000. Jonathan Wright, 748-6300 or 301-9992. #540946

**PINEBROOK.** Extremely clean, top floor end-unit with 2BR. Nice view from two glass-enclosed lanais, one overlooking a lake and fountain. Convenient to beaches, amenities include golf and heated pool. \$229,900. Jody Shinn, 748-6300 or 705-5704. #539934

**BAYSHORE GARDENS.** Well-maintained 4BR home with updated kitchen and enclosed lanai. Huge fenced-in backyard with above ground pool. Central location. \$225,000. Elizabeth Gardini, 748-6300 or 356-0096. #550115

**RIVER HAVEN.** This 3BR home is set in an up-and-coming riverfront neighborhood with quaint homes & tree-lined streets. Features an open plan, eat-in kitchen & private setting. \$204,000. David V. McLaughlin, 907-9595 or 724-7653. #542878

**TAMPA.** Great golf course community in New Tampa. Three-bedroom condominium with luxury package & upgrades including ceramic tile floors & stainless appliances. \$155,000. Gloria Totti-Cervoni, 349-3444 or 544-7746. #305091

**43 WEST.** Highly desirable one-bedroom end unit Villa. Private courtyard, garage and all appliances. All of this in a great location. \$132,000. Patty Brooks, 748-6300 or 545-1194. #541126

**PERFECT WINTER RETREAT.** 1BR plus den that easily converts to a second BR. This second-floor unit in a popular golfing community offers easy access to shopping and Gulf beaches. \$131,000. Kathy Valente, 748-6300 or 685-6767. #542471m

**LARGEST 2BR FLOOR PLAN** available. Newer carpet, appliances and A/C. Overlooks tropical pool setting from screened lanai. Close to shopping and beaches. \$129,900. Cindy Pjero, 748-6300 or 920-6818. #539339

**CHARMING 2BR CONDOMINIUM.** Ground-level unit located adjacent to park, features include Berber carpet, ceramic tile and laminated wood flooring. Large enclosed lanai to enjoy the beautiful setting. \$119,000. Colette Gerrish, 748-6300 or 713-6557. #543011

#### EAST COUNTY

**WATERLEFE.** Custom 4BR-plus-office home appointed with fabulous upgrades throughout. Golf course cul-de-sac lot with 3-car side entry garage, private setting & lake view. \$1,099,000. Mary Hellhake, 907-9595 or 544-0763. #550071

**LAKEWOOD RANCH COUNTRY CLUB.** This Peregrine custom estate boasts 4BRs, den, over 3,400 sq. ft., chef's kitchen, 3-car side entry garage, private setting & lake view. \$1,099,000. John Camino, 907-9595 or 685-5060. #539592

**HIDDEN RIVER.** Large, contemporary 3BR-plus-library home on 9+ acres. Features high ceilings, kitchen with double ovens, 2-sided fireplace in kitchen/family room. \$883,500. Susan Keal & Lee Byron, 350-5542 or 925-8253. #330344

**ROSDALE.** Enjoy the Florida lifestyle in this exceptional 3BR-plus-den pool home with tile roof, gourmet kitchen, cherry cabinets, granite counters & 2.5-car garage. \$699,500. Rae Rothweiler, 907-9595 or 448-5886. #549914

**MISTY CREEK.** 3000+ sq.-ft. former model in a terrific golf community. 3/4BRs, spacious open plan, bonus room & pool/spa on most private lot. \$699,000. Bev Alter, 966-8000 or 228-4556. #336926

**THE INLETS.** Beautiful home on a saltwater canal. Completely updated, includes 16K lb. lift, wood cabinets, fireplace, heated pool/spa and 1 yr. warranty. \$600,000. Annette Bentley, 383-7591 or 374-0318. #333776

**LAKEWOOD RANCH.** Maintenance-free Gleanegles home with panoramic lake & golf course vistas, granite, natural wood cabinetry, abundant storage, guest suite & spa. \$565,000. John Camino, 907-9595 or 685-5060. #539592

**LAKEWOOD RANCH.** Steps away from a nature park & preserve, this 4BR home features a bonus room, den, 3-car garage & heated pool/spa. \$525,000. Linda Formella, 907-9595 or 720-6698. #541096

**LAKEWOOD RANCH - MOORINGS POINT.** Appreciate the upgrades throughout including granite, large diagonal tile, crown molding & computer niche. Enjoy the amenities of Lake Uihlein. \$450,000. Kathleen & David Callender, 388-4447 or 321-3115. #291979

**HARBORAGE.** Gulf access in maintenance-free boating community. Pristine 3BR-plus-den with Brazilian cherry floors, crown molding, granite, private boat slips and more. \$449,000. Jennifer Purmort, 951-6660 or 232-1078. #336555

**TARA PRESERVE.** Located at the end of a cul-de-sac next to preserve, this 3BR pool home features a den, great room plan & long lake views. \$439,000. Jan Bradley, 951-6660 or 302-3496. #338785

**GREENFIELD PLANTATION.** This maintenance-free, energy efficient 3BR split plan home is located in a meticulously maintained golf course community. \$289,900. Rob Dardas, 383-7591 or 376-7591. #336355

**COUNTRY OAKS.** Beautiful 3BR home with a large living room, tile floors, cozy family room with fireplace, traditional kitchen with wood floors & a large lanai. \$279,900. Duc Nguyen, 907-9595 or 586-2857. #540972

**TARA.** Immaculate 2BR end condominium in a beautiful, peaceful & private tropical setting. This bright, well-maintained unit overlooks the lake. \$274,900. Robert Huff, 388-4447 or 780-4016. #335752

**GREENBROOK VILLAGE.** Waverly model from Kimbal Hill. Upgraded home on a waterfront lot with room for a pool. Set on a quiet dead-end street. \$272,900. Steve Magner, 383-7591 or 376-8559. #339337

**GARDEN LAKES VILLAGE.** Freestanding condominium home with 3BRs & a spacious lanai/screened room for entertaining. Community offers an active 55+ lifestyle with heated pool, exercise room & tennis. \$269,000. Judy & Don Browning, 907-9595 or 730-3183. #540654

**LAKEWOOD RANCH - GREENBROOK WALK.** Brand new, large, end unit townhouse with a water view plus garage. This 4BR St. Lucie model has over \$20K in upgrades. Walking distance to school, pool & park. \$249,000. Mary Hellhake, 907-9595 or 544-0763. #549780

**THE VILLAGE AT TOWN PARK.** Wonderful 2BR overlooking lake with 2 beautiful fountains. Both bedrooms offer spacious walk-in closets. \$195,000. Bill Weed, 907-9595 or 928-9997. #550037

**CHARMING 2BR CONDOMINIUM** in highly desired complex with easy access to I-75. Kitchen with wood cabinets and wet bar. In a 55+ community, includes vinyl & screened lanai, extra storage and covered carport. \$139,900. Kathy Valente, 748-6300 or 685-6767. #542846

#### LONGBOAT, LIDO & BIRD KEYS

**THE RITZ-CARLTON BEACH RESIDENCES.** Live the ultimate Ritz lifestyle as the owner of this designer finished Gulf-to-bay 4BR home in the sky. Sunsets on the Gulf & city views along with the legendary services of The Ritz-Carlton. \$4,222,500. Jennifer Schwell, 388-4447 or 780-0968. #327362

**LIDO KEY - DOUBLE CANAL-FRONT LOT.** Walking distance to the beach. Both lots contained furnished, rentable, immaculate homes. Over 35,000 sq. ft. of private, gated land. \$3,350,000. Susan McLeod, 388-4447 or 951-2541. #332902

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## Pictured Properties \$1.5 Million - \$3.9 Million



**LONGBOAT KEY, PRIVATE GATED BAYFRONT ESTATE.** Quiet & serene, a long, winding drive leads to this 5,000+ sq.-ft., 5BR home with game room, family room, pool & double dock. \$3,395,000. Susan McLeod, 388-4447 or 951-2541. #295805



**SOUTH SARASOTA, PRICED BELOW APPRAISAL.** Beautiful estate on an oversized lot in Oaks Clubside with 5 en suite bedrooms and a unique separate guesthouse. \$1,999,000. Carol-Ann Warr, 388-4447 or 780-0665. #334337



**LIDO KEY, ORCHID BEACH CLUB.** Enjoy spectacular panoramic views from this 6th floor unit. Finished with travertine flooring & within walking distance from St. Armands Circle. \$1,995,000. Sergei Sokolov, 388-4447 or 323-2585. #317260



**BIRD KEY, ELEGANT TROPICAL RETREAT** on a private corner lot on Bird Key. Offers 3BRs, den, wood floors, plantation shutters, designer finishes, pool & an excellent dock area with long views to sunsets. \$1,950,000. Ann Martin, 388-4447 or 356-7717. #323416



**SIESTA KEY, LIVE THE LIFE OF LUXURY** in this Palm Beach-style estate, masterfully landscaped with a grand pool area & a truly private setting. \$1,995,000. Virginia Heidersberger, 349-3444 or 323-8878. #311481



**EAST COUNTY, THE LAKE CLUB AT LAKEWOOD RANCH.** This fabulous 5,131 sq.-ft. Neo Classical home is currently under construction and scheduled for completion June 2007. \$2,595,000. Shirley & Sherwin Taradash, 907-9595 or 730-1898. #335898



**OPREY & NOKOMIS, SOUTH BAY YACHT & RACQUET** club offers a private community with its own protected marina, clubhouse, boat harbor and tennis courts. This bayfront home has beautiful views, from sunsets on your dock to views over to Casey Key. \$2,950,000. Klaus Lang, 388-7591 or 320-1223. #333087



**CASEY KEY, EXCEPTIONAL .8 ACRE LOT ON CASEY KEY.** One of the most stable beaches on the key. Plans & permits are in place for 5,700 sq.-ft. Gulf-to-bay estate with boat dock & lift on bay. Plans by Clifford Scholz. \$2,995,000. Terri Derr & Kennedy Torrington, PA., 383-7591 or 356-6694. #332802



**OPREY & NOKOMIS, NOKOMIS BAYFRONT COASTAL COTTAGE.** This 2,900-sq.-ft. home on a 102' X 340' lot has a totally captivating ambiance with fireplace & decks overlooking bay, dock, boathouse & pool. \$1,850,000. Terri Derr & Kennedy Torrington, PA., 383-7591 or 356-6694. #341893



**SOUTH SARASOTA, THE OAKS.** Through a gated 'English Garden' motor courtyard, you enter a European masterpiece of quality & design. Main house has 3BR, separate guesthouse with loft is connected by an enclosed breezeway. \$1,995,000. Betty Mullinix, 349-3444 or 928-3441. #303307



**THE PHOENIX.** Prime bayfront on Golden Gate Point. Built in 2001 with 3,785 sq. ft., 3brs, den, private elevator & 2-car garage. Small building with only 13 units. \$1,950,000. Main Street office, 951-6660. #343709

**BIRD KEY.** Majestic 2-story waterfront home with dramatic center entry foyer, circular oak staircase & many special features. \$1,995,000. Klaus Lang, 383-7591 or 320-1223. #333438

**ORCHID BEACH CLUB.** Enjoy spectacular panoramic views from this 6th floor unit. Finished with travertine flooring & within walking distance from St. Armands Circle. \$1,995,000. Sergei Sokolov, 388-4447 or 323-2585. #317260

**LIDO KEY CANAL FRONT.** Walking distance to the beach from this furnished 3BR home with studio apartment. Features hardwood floors & mature trees. Ready to rent or combine with parcel next door. \$1,700,000. Susan McLeod, 388-4447 or 951-2541. #332893

**EXCITING OPPORTUNITY ON LIDO KEY.** Canal front with dock, this 3BR main home & guest cottage is furnished & impeccable. Walking distance to the beach. Ready for rental or combine with adjacent property. \$1,650,000. Susan McLeod, 388-4447 or 951-2541. #332873

**QUEENS HARBOUR.** Two-story Essex/Courtyard model with wonderful golf course & lake views. Enjoy southern exposure from this turnkey furnished residence with plenty of living space & a family room. \$1,650,000. Michael Moulton & Annette Rogers, 383-7591 or 928-3559. #323083

**COUNTRY CLUB SHORES.** Set on a bay view lot with 8' elevation, this updated home has been beautifully renovated with wood floors, appliances & new a/c. Enjoy open bay views, spacious pool area & southern exposure. \$1,475,000. Debra Lichter, 383-7591 or 350-7104. #323387

**INN ON THE BEACH.** Direct Gulf-front, uniquely decorated Deluxe 2BR end unit with one of the largest floor plans at the Inn. Panoramic views & stunning sunsets. In rental program. \$1,475,000. Jonathan Winer, 383-7591 or 400-8936. #342983

**STUNNING CONTEMPORARY POOL HOME** completely rebuilt to current hurricane building codes. Meticulous attention to every detail from the Zen-like reflecting pool to the state-of-the-art gourmet kitchen. \$1,395,000. Julia McClung, 388-4447 or 356-6499. #333324

**GRAND BAY.** Most desirable Grand Bay building with open bay, Gulf & marina views. Biscayne model with elegant furnishings, 2BRs, den, 2 garage spaces & storm shutters. \$1,499,000. Ann Martin, 388-4447 or 356-7717. #343478

**THE PLAYERS CLUB - GULF FRONT.** This three-bedroom residence offers 1,828 square feet with an updated kitchen and newly tiled floors. \$1,250,000. Klaus Lang, 383-7591 or 320-1223. #331969

**GRAND BAY MODERN.** Refined contemporary decor with Italian lighting, many innovative custom features & furniture included. Bay views, wide wraparound balcony, private beach club & superb amenities. \$1,249,000. Jenifer Schwel, 388-4447 or 780-0968. #331103

**BEACHPLACE.** Directly on the beach, this 2BR corner unit offers 1,172 sq. ft. of inviting living spaces, panoramic Gulf views & wraparound balcony. \$1,099,000. Saint Cacchiotti & Gail Wittig, 383-7591 or 387-0533. #328462

**PROMENADE.** Sunny southwest views of the Gulf, plus bay & city skyline vistas from this upgraded, turnkey furnished residence. Community offers full amenities, tennis & 2 club rooms. \$1,050,000. Craig and Steve Abbott, 383-7591 or 302-0686. #333078

**PARADISE ON NEW PASS.** Fabulous views from the moment you enter this beautifully renovated penthouse condominium on Longboat's finest beach. \$1,049,000. Suzette Seigel, 383-7591 or 587-2173. #332638

**INN ON THE BEACH.** The largest 2BR condominium floor plan available at this prestigious four diamond, four-star resort with golf course, bay & city skyline views. \$1,040,000. Michael Moulton & Annette Rogers, 383-7591 or 928-3559. #332042

**ST. ARMANDS.** A magical window to the Gulf of Mexico in this direct Gulf-front condominium. Enjoy Gulf vistas from every room in this updated 2BR residence. \$999,000. Phyllis DiBiasi, 388-4447 or 351-1514. #333595

**CASA DEL MAR.** 2BR units available at this Gulf-front resort with onsite rental office. Offers great vacation getaways & short-term, year-round rental income. From \$469,000 to \$899,000. Richard B. Perlman, 383-7591 or 228-8580. #314467

**KEY TOWERS SOUTH** on Lido Beach. Full Gulf views, gourmet kitchen & much more. Quality, ambiance & location combine splendidly in this unrivaled 7th floor unit. \$895,000. Suzan Cromwell, 388-4447 or 376-7766. #332475

**LIDO SHORES BEACH HOUSE.** Two BR island retreat with guest apartment on Sarasota's most esteemed street. Private beach access. Rent, renovate or build your next dream home. \$895,000. Jenifer Schwel, 388-4447 or 780-0968. #334135

**COUNTRY CLUB SHORES.** Partial bay views from this canal-front home. Features an open floor plan, 2BRs, office, many updates, pool, custom dock & new roof in 2004. \$889,000. Mel and Jan Goldsmith, 388-4447 or 383-6673. #318587

**LONGBOAT TERRACE.** Sparkling Gulf views & white sand beach just outside your door. This residence is like-new throughout with a beautiful new kitchen. \$799,000. Craig & Steve Abbott, 383-7591 or 374-3003. #328306

**BIRD KEY.** Immaculate, private, 2,414-sq.-ft. garden home with family room, office, pool, 3BRs & 2-car garage. Quiet end of Bird Key Drive location. \$795,000. Michael Moulton & Annette Rogers, 383-7591 or 928-3559. #343306

**SUNSET BEACH.** Enjoy sunsets year round & expansive Gulf views over the lush, perfectly manicured gardens from this beautifully updated corner residence. \$794,900. Rob Dardas, 383-7591 or 376-7591. #334195

**DIRECT GULF FRONT.** Coveted south end unit on beautiful Longboat Key with spectacular views of the Gulf, beaches & sunsets. Offers 2BRs & a spacious floor plan. Near shopping & dining. \$785,000. Mel and Jan Goldsmith, 388-4447 or 383-6673. #332970

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**PORTOBELLO.** Gulf views from all rooms of this 2BR condominium. Enjoy Portobello amenities on the bay side. Pool, clubhouse, tennis & fishing pier. \$769,000. Carole Salmon, 383-3759 or 780-1037. #330551

**THE PRIVATEER NORTH.** Fabulous location behind the gates of the Longboat Key Club. Enjoy sweeping Gulf & sunset views in an upscale building. Turnkey furnished 9th-floor unit. \$750,000. James Brothers Real Estate Team, 951-6660 or 993-6443. #331435

**LONG BEACH.** Unbelievably spacious Key West-style cottage in the heart of the highly desirable, historic Longboat Key Village. Bright split floor plan with wrap-around deck. \$749,000. Jim & Judy Heyer, 383-5502 or 730-9009. #281355

**SLEEPY LAGOON.** Location & boat capacity make this canal-front lot a remarkable opportunity. Only a half block to the beach. \$699,900. John Zisman, 383-5502 or 504-2393. #316066

**DIRECT BAYFRONT - ISLAND LOFT** three BR in a Gulf-to-bay complex with great bay views plus beach, community dock, pool & tennis. New kitchen, vaulted ceilings & 2 balconies. \$679,000. Jenifer Schwel, 388-4447 or 780-0968. #333570

**BAYPORT.** Enjoy tennis, beach & a variety of social activities in this people & pet friendly mid-key community. This corner 2BR has a new kitchen with granite counters & stainless appliances. \$625,000. Bobbie Banan, 388-4447 or 356-2659. #303378

**PELICAN HARBOUR.** Updated bayfront condominium with great bay views in community that offers private beach, boat docks & fishing pier. Most furniture available separately. \$599,000. Stan Haidl and Peter Salefsky, 383-7591 or 724-3000. #333734

**UPSCALE CONDOMINIUM WITH GREAT WATER VIEWS.** Wonderful bay & downtown views from this 2BR condominium in Longboat Key's Bay Isles. Enjoy private beach, bayside pool, tennis & proximity to shopping, golf & dining. Beautifully decorated & furnished. \$569,000. Raul Elizalde, 349-3444 or 350-7904. #334575

**FAIRWAY BAY.** Desirable unit with magnificent bay & downtown skyline views. Wonderful amenities & great rental possibilities. \$559,000. Saint Cacchiotti & Gail Wittig, 383-7591 or 387-0533. #342756

**CEDARS EAST.** Enjoy the lifestyle in this popular community close to the beach & tennis. This 2BR renovated townhouse has wood floors, new kitchen with granite counters & new windows. \$539,000. Bobbie Banan, 388-4447 or 356-2659. #333584

**LIDO KEY.** This 2BR condominium is offered tastefully turnkey furnished & feels very much like a single-family home. Small building across from the beach & close to St. Armands Circle. \$530,000. Cathie deAth, 388-4447 or 350-9799. #322339

**CASA DEL MAR.** Select units available at this popular Gulf-front resort with onsite rental office. Offers buyers vacation getaways & short-term year-round rental income. Starting at \$469,000. Richard B. Perlman, 383-7591 or 228-8580. #298014

**LONGBOAT HARBOUR.** Great artist's retreat. Third-floor end unit with beautiful views, new kitchen & windows, enclosed lanai & 3 artist studios. \$469,000. Brigitte Von Kessel, 383-3759 or 266-2174. #340065

**INN ON THE BEACH.** Redone club suite with golf course & lake views & all the extraordinary amenities of the Longboat Key Club. In the rental program. \$435,000. Jonathan Winer, 383-7591 or 400-8936. #328411

**LONGBOAT ARMS.** Newly renovated first-floor end unit in a small complex on the bay. Turnkey furnished with new furniture throughout. \$395,000. Doris Bushman, 383-7591 or 350-0318. #331646

**LONGBOAT HARBOUR.** Terrific opportunity to own a piece of Longboat Key. This condominium has been meticulously cared for & enjoys superb water views. \$349,000. Ryan Roslansky, 951-6660 or 448-4013. #299214

**KINGSTON ARMS.** Close to the beach, St. Armands Circle shops & fine restaurants, this beautifully located building offers liberal rental policies. \$315,000. Donna Maloff, 383-7591. #332520

### SARASOTA MAINLAND

**BALLENTINE MANOR.** Custom built with soaring walls of glass to enhance the breathtaking panorama of sparkling Sarasota Bay & beautiful Longboat Key. A Christie's Great Estates listing. \$5,550,000. Klaus Lang, 383-7591 or 320-1223. #331650

**THE TOWER RESIDENCES AT THE RITZ-CARLTON.** Fabulous floor plan facing Sarasota Bay & the Gulf of Mexico. Professionally decorated & an absolute must-see. \$2,500,000. Joan Dickinson and Beth Afflebach, 364-8884. #311201

**SW CORNER RITZ-CARLTON MANAGED RESIDENCE.** Terrific views from all rooms, expansive windows, two large and livable terraces, open and spacious floor plan with luxurious master and beautiful interior appointments. \$2,400,000. Joan Dickinson and Beth Afflebach, 364-8884. #274954

**LUXURY KNOWS NO LIMITS.** The ultimate lifestyle. Enjoy the exemplary services of The Ritz-Carlton 24 hours a day. Exquisitely finished with travertine/marble floors & the finest cabinetry. \$2,149,000. Beth Afflebach and Joan Dickinson, 364-8884. #314882

**POINSETTIA PARK.** Private lots for new homes West of the Trail. Currently 5 buildable parcels. Unique West of Trail opportunity. \$1,800,000. Mirta Matheu Klauber, 383-7591 or 704-6749. #331554

**KANAYA.** Set in Sarasota's newest downtown luxury condominium building, this end unit offers views west, north & east with private elevator entrance. Only 3 units per floor. \$1,800,000. Michael Moulton & Annette Rogers, 383-7591 or 928-3559. #339453

**THE OAKS.** Expansive view overlooking the pool area & the 12th hole of the Heron Golf Course. High quality interior includes marble floors, stone fireplace, crown molding & walls of glass. \$1,650,000. Klaus Lang, 383-7591 or 320-1223. #331481

**THE TOWER RESIDENCES.** Beautifully finished corner residence with fabulous bay & city views. Premier amenity level includes pool, spa, outdoor kitchen, fitness room & more. Furnishings negotiable. \$1,549,000. Joan Dickinson and Beth Afflebach, 364-8884. #339398

**SILVER OAK ON PALMER RANCH.** Gorgeous, luxurious 3,839-sq.-ft. home with 4BRs, den & many upgrades. Features a bonus room, 3-car garage, pool, spa & privacy. \$1,335,000. Wayne and Penny Sanders, 966-8000 or 961-8515. #342470

**SILVER OAK.** Brand new 4BR-plus-office pool home that opens to an expansive brick paved caged lanai with southern preserve views. \$1,295,000. Lynn Lanoue, 966-8000 or 961-8515. #342470

**LOCATION IS EVERYTHING.** Private cul-de-sac lot with lake & golf course views. Rutenberg open floor plan, wood & marble floors, granite kitchen, library, circular paver drive, koi pond, waterfall & pool. \$1,295,000. Terri Derr & Kennedy Torrington, PA., 383-7591 or 356-6694. #332757

**SILVER OAK - LAKE VIEWS** frame this lavishly appointed, 2005-built John Cannon home with stone flooring. European kitchen, 3BRs, bonus room, office, spacious lanai, pool & cabana. \$1,225,000. Wayne and Penny Sanders, 966-8000 or 923-5895. #315395

**PRESERVE AT HERON LAKE.** Brand new Rutenberg Kingston model on a spacious 3/4-acre lakefront cul-de-sac in new Heron Lake. Features many upgrades & decorator finishes, gracious pool & spa, & 3-car garage. \$1,200,000. Stephanie Church, 951-6660 or 724-5448. #316342

**PRESTIGE.** With an exciting entrance & landscaping, this 3BR home offers a den, dramatic foyer entry with 14' ceilings, & heated pool & spa overlooking private preserve. \$1,150,000. Michael Moulton & Annette Rogers, 383-7591 or 928-3559. #328218

**SENSATIONAL DOWNTOWN PENTHOUSE.** Panoramic vistas of Sarasota Bay as well as Gulf from oversized wraparound balconies. Luxury lifestyle with all the amenities including concierge, pool, spa, fitness center & conference rooms. \$1,050,000. Kimberly Leckie, 388-4447 or 323-2500. #331476

**SHADOW OAKS.** Set on a one-acre parcel, this classic southern-style home offers a separate 2BR guest cottage, dock overlooking a freshwater lagoon & main house with myriad unique amenities. \$999,000. James Buchanan, 951-6660 or 356-0437. #332450

**THE BEST OF DOWNTOWN LIVING.** Wide views of vibrant cityscape from the most sought-after floor plan in 100 Central. Split plan bedrooms, bright den/office, wraparound terrace & luxurious kitchen. \$999,000. Linda Roe Dickinson, 388-4447 or 350-3304. #323939

**WEST OF THE TRAIL.** An ideal home in a great location. Recent construction with the charm of a vintage residence. Bright & airy with high ceilings, great curb appeal & welcoming front porch. \$975,000. Dianna and John Allaman, 966-8000 or 232-4200. #332000

**HISTORIC REGISTRY HOME IN BURNS COURT.** Rarely available & perfect for your dream home or your business in the heart of downtown Sarasota. Updated with private patio area, front porch & separate garage. \$950,000. Kathy Carbone, 966-8000 or 228-8429. #328828

**SPECTACULAR BAY VIEWS** from this downtown penthouse. Newer building with luxury amenities. Offers 2BRs & a split plan. Priced below owner's cost. \$949,000. Debra Pittell, 951-6660 or 356-0437. #332450

**WEST OF TRAIL.** Charming historic Spanish-Mediterranean home updated to today's lifestyle & convenience. Features a separate guest apartment & studio above garage & lush landscaping. \$925,000. Linda Driggs, 951-6660 or 374-2920. #332405

**SERENE LAKE & GOLF COURSE VIEWS** from this beautiful 4BR pool home overlooking TPC course. The second lake on the side of the property affords privacy & views from every room. \$895,000. Steve Abbe, 966-8000 or 400-3969. #312211

## Pictured Properties \$650,000 - \$1.4 Million



**EAST COUNTY, LAKEWOOD RANCH.** Attention collectors and hobbyists. Magnificent, custom River Club home with 4 bedrooms, an office and a 9 vehicle garage appropriate for RV, boat or car collection. \$1,249,000. Judy Beck, 383-7591 or 320-2825. #326530



**UPDATED ISLAND OF VENICE HOME.** Elegant home close to everything. Updates include wood cabinets, granite counters & stainless appliances. Beautiful pool with pavers & pergola. Private, fenced yard. \$850,000. Helen & John Pape, 485-5421 or 223-1457. #341749



**PLACIDA, TRANQUIL RETREAT ON CORAL CREEK.** A koi pond & over 500 varieties of tropical plants surround you on the lushly landscaped grounds. The spacious, open floor plan offers 2,188 sq. ft. on main level plus a ground floor bonus area. \$990,000. Pam Neer, 473-7750 or 830-0999. #536209



**SILVER OAK.** Pristine condition great room design with formal dining area, great office, generous pool & spa, & summer kitchen. \$850,000. Harvey & Ethel Lovelace, 349-3444 or 966-0073. #342907



**1350 MAIN.** Live downtown in the corner penthouse of this premier property. Quietly elegant with 3 en suite bedrooms, family room & spacious grand salon. Stunning bay views from 2 balconies. \$1,399,900. Robert & Nancy Lindeman, 388-4447 or 504-2123. #305998



**SARASOTA MAINLAND, GOLDEN GATE POINT.** New 4th-floor Harbor View condominium with incredible vistas & top-of-the-line finishes including all flooring. Amazing opportunity to own a new waterfront downtown condominium. \$913,000. Lenore Treiman, 966-8000 or 356-9642. #338615



**SOUTH SARASOTA, THE OAKS.** Spacious custom home on cul-de-sac street. Property backs up to 13th fairway and offers wonderful feeling of seclusion. Walnut hardwood floors throughout, fireplace & high ceilings. \$1,070,000. Alelei and Nicole Dvognpoly, 966-8000 or 918-9011. #310996



**LONGBOAT KEY, BEHIND THE GATES - PRIVATEER.** Exquisitely renovated residence with full Gulf & sunset views. Every design feature was meticulously executed & sparing no expense. \$1,150,000. Anne Mitchell, 388-4447 or 725-0227. #294205



**SIESTA KEY, FISHERMAN'S HAVEN.** Sunny end unit gated beachfront condominium with big Gulf & bay views from every room. Boat docks on the bay. Excellent rental income opportunity or beach getaway. \$900,000. Anne Mitchell, 388-4447 or 725-0227. #317455



**EAST COUNTY, HERITAGE HARBOR.** Spectacular estate overlooks the 18th fairway at Stoneybrook Golf Club. Many amenities, including large bonus room and decorative appointments. \$799,000. Shirley & Sherwin Taradash, 907-9595 or 730-1898. #547327



**EAST COUNTY, COUNTRY CLUB AT LAKEWOOD RANCH.** Immaculate Pruet built 4BR/Office home in St Georges neighborhood. Sits on a treed premium lake lot. Numerous special features. Salt chlorinated pool. \$789,000. Shirley & Sherwin Taradash, 907-9595 or 730-1898. #337575

**FABULOUS DOWNTOWN WATER VIEW LOT** with boat dock & no bridges to bay. Deepwater boating at its finest. Build your dream home or seller/developer can build with 5,100-sq.-ft. plans. \$895,000. Julia McClung, 349-3444 or 966-0073. #342907

**FABULOUS DOWNTOWN WATERVIEW LOT** only a few steps from your private/community boat dock. No bridges to the bay. Plans for 5,100-sq.-ft. home or build your own estate. \$895,000. Julia McClung, 388-4447 or 356-6499. #332278

**SILVER OAK.** Pristine condition great room design with formal dining area, great office, generous pool & spa, & summer kitchen. \$850,000. Harvey & Ethel Lovelace, 349-3444 or 966-0073. #342907

**SERENOA LAKES.** Views of the golf course & lake from this 4BR-plus-office Rutenberg pool home. Built in 2003 with a garage that can accommodate a boat & trailer. \$835,000. Janis Collier, 951-6660 or 313-1212. #331475

**THE LANDINGS.** Exquisitely detailed with warmth & elegance, this home features wood floors, high ceilings, French doors, gourmet kitchen & exotic tropical pool with waterfall. \$825,000. Barbara C. Dumbaugh, 388-4447 or 350-3743. #339444

**WEST OF TRAIL.** Architect & designer's home with 4BRs, exercise room, hardwood & slate floors, new master wing with large office, cook's kitchen & professionally landscaped yard. \$799,900. Phyllis Garfinkel, 951-6660 or 302-6400. #340321

**OAKS CLUBSIDE.** This 5BR estate sits on a gorgeous lot with pond & golf course views, wildlife & beautiful sunsets on an extra large caged pool & deck. \$799,900. Liza Knipe, 966-8000 or 586-0576. #338092

**OYSTER BAY ESTATES.** This 3BR split plan home is updated with wood floors, ceramic tile & French doors. Features a lush, fenced backyard & a pool. \$799,000. Dede Curran, 388-4447 or 365-3341. #323112

**OSPREY - BLACKBURN HARBOR.** This executive 2BR waterfront condominium is lavishly furnished, tastefully decorated & conveniently located to beaches, dining & cultural centers. \$775,000. Linda Bastian, 966-8000 or 321-6203. #334235

**PHILIPPI LANDINGS.** This gorgeous, brand new Barcelona model offers stainless appliances, granite counters & fabulous views of water & sunsets. \$729,000. #331778

**KENTWOOD ESTATES.** Perfect family home & neighborhood. Large fenced-in yard with pool & mature oak trees. Close to great schools, beaches & shopping. \$695,000. Brigitte Von Kessel, 383-3759 or 266-2174. #342964

**BUNGALOW HILL.** West of the Trail & just minutes from downtown, this 3/4BR home is cozy, warm, bright & in move-in condition. \$695,000. Marianne LeBar, 951-6660 or 650-0337. #333379

**ALINARI.** Exciting uptown living with bay & sunset views in this 2BR residence. Fabulous amenities in the middle of Sarasota's cultural attractions. \$679,000. Judy & Bill Nimz, 951-6660 or 374-0196. #339339

**RENAISSANCE.** Upgraded Renaissance unit with luxury appointments throughout. A sweeping view of the bay from the main living areas. \$659,900. Tammy Garner, 951-6660 or 374-4161. #342648

**LAUREL LAKES.** Elegant three-bedroom home with numerous upgrades, neutral colors, cherry cabinets, and stunning lanai area with custom stonework and heated saltwater pool and spa. Great schools. \$650,000. Rae Alba, 966-8000 or 332-4280. #334579

**INDIAN BEACH.** West of the Trail, museum-area pool home, just 4 houses from the bay. Estate lot of 2 contiguous parcels for 2 possible lots with variance. \$600,000. Jane Kelly, 951-6660 or 544-5855. #331407

**ONE WATERGATE.** Expansive views of Sarasota Bay from this turnkey furnished split plan residence of 1,575 sq. ft. Experience downtown living next to The Ritz-Carlton. \$599,000. Kathleen & David Callender, 388-4447 or 321-3115. #331978

**MERIDIAN TOWER VI.** The newest and best location of the tower buildings. Surrounded by preserve and water, this home is elegantly appointed. Dining membership to Oaks Club available. \$599,000. Diane Hager, 966-8000 or 918-1977. #334565

**MAINLAND BAYFRONT.** Direct bay views from this completely remodeled, 7th-floor, 2BR at Royal St. Andrew. \$599,000. Jan Bradley, 951-6660 or 302-3496. #338685

**PHILIPPI LANDINGS.** This gorgeous, new Alicante model boasts 42" kitchen cabinets, granite counters, 2BRs, den, pool views & a terrific central location. \$595,000. Anka Eshak, 951-6660 or 504-6374. #333522

**PINE SHORES.** West of Trail 2BR pool home on over 12,000-sq.-ft. lot. This nicely maintained residence features French doors, newer windows, crown molding. One-year home warranty included. \$595,000. Maria Beck, 951-6660 or 356-0063. #332969

**BLACKBURN - OSPREY.** This 3BR luxury townhome offers numerous custom design features including stainless steel appliances, entertainment cabinetry, surround sound, summer kitchen & jetted spa. \$525,000. Maria Beck, 951-6660 or 356-0063. #332969

**THREE OAKS.** Beautiful 3BR-plus-den home on a very private, treed lake lot in a great school district. Very open with a spacious kitchen, tile throughout, wood floors in BRs & private pool area. \$499,900. The Hedge Team, 951-6660 or 504-0100. #330350

**MAINTENANCE-FREE LIVING** in desirable University Park. Lovely Pat Neal home with decorator & custom millwork, upgrades throughout, beautiful plantings & privacy. \$499,900. Robin DiSabatino, 951-6660 or 685-5368. #332540

**LAKES ESTATES.** Beautiful home with vaulted ceilings, hardwood floors & new ceramic tile throughout. Triple sliding glass pocket doors open the living room to the lanai with heated pool & spa. \$499,900. Gene Cooke, 388-4447 or 780-0964. #315053

**PRESTANCIA VILLA.** With fabulous golf course views, this 2BR-plus-den residence offers a family room, Florida room, new granite in kitchen & stainless appliances. \$499,000. Marlene and Penny Sanders, 966-8000 or 923-5895. #326989

**BAY HAVEN.** Charming West of Trail bungalow in Ringling Museum area. This 3BR home features designer decor, new garden suite & mature landscaping. \$499,000. Susan Mitchell, 951-6660 or 780-5085. #333732

**UNIVERSITY PARK.** Enjoy the private, tranquil setting of this maintenance-free home located around the corner from community pool. Updated with today's designer touches. \$499,000. Linda Driggs, 951-6660 or 374-2920. #338994

**RIVO AT RINGLING.** Perfectly located in downtown Sarasota, this home boasts extensive upgrades including maple cognac cabinets, granite counters, ceramic tile & a luxurious master suite. \$425,000. Pam Sweeney, 951-6660 or 266-9622. #331155

**GREENFIELD.** Engaging a rich palette of warm colors, this home is sophisticated, chic & comfortable. Selby-like gardens surround the home & pool with deck, waterfall & koi pond. \$435,000. Linda Driggs, 951-6660 or 374-2920. #332590

**BAY OAKS ESTATES GEM.** Built in 2003, this 3BR home features an open plan, new well, sprinkler lawn & 3-car garage. Set on a preserve lot. \$429,900. Jim Jablonski, 951-6660 or 812-5819. #338249

**WEBBER HEIGHTS.** Newer construction in a non-deed restricted community. This 3BR home has great curb appeal, breakfast room, formal living & dining rooms, & room for a pool. \$425,000. Tammy Garner, 951-6660 or 374-4161. #343320

**WEST OF TRAIL.** Fantastic opportunity to live in one of Sarasota's most sought-after neighborhoods. Old Florida charm prevails in this 3BR home with Southern-style front porch. Southside School district. \$423,000. Dianna and John Allaman, 966-8000 or 232-4200. #334408

**DOLPHIN TOWERS.** Nicely remodeled contemporary design condominium with 2BRs & ample closet space. Convenient to Palm Ave dining & shopping. \$409,000. Marianne LeBar, 951-6660 or 650-0337. #331502

**LOVELY POOL HOME** with 3BRs, split plan & tropical curb appeal. Located in a bayfront subdivision with marina & community boat ramp. \$399,900. Cristy Carrington, 349-3444 or 400-5046. #343091

**SOUTH GATE.** Fabulous 3BR pool home with ample storage space throughout. Set on a quiet street. \$399,000. Cynthia Trautman, 966-8000 or 685-8080. #331976

**BAY HAVEN - MUSEUM AREA.** Great potential for this 1925 2-story home with 3/4BRs & original floors. Only one block from the bay. \$399,000. Dana Westmark & Donald Gelkie, 951-6660 or 356-5091. #331424

**PRESTIGIOUS OAKS BAYSIDE.** Build your dream home among beautiful oak trees in the coastal hammock area of Oaks Bayside. Home site is located across the street from the bay. \$399,000. Betty Mullinix, 349-3444 or 928-3441. #328432

**EXCITING DOWNTOWN LIVING** with colorful bay views. Enjoy living in the cultural & arts center in this 2BR residence with fabulous amenities. \$489,000. Judy & Bill Nimz, 951-6660 or 374-0196. #339339

**FLORENCE.** Great 4BR West of Trail home in excellent condition. Set on a 15,551 sq.-ft. lot with a southern exposure & a wonderful open floor plan. \$469,900. Lenore Treiman, 966-8000 or 356-9642. #329697

**THREE OAKS.** Glorious sunset views over a long lake from this 3BR pool home. Features an eat-in kitchen, large living room with built-in entertainment center & surround sound. \$459,000. Jan Bradley, 951-6660 or 302-3496. #343249

**BURNS COURT ENCLAVE DOWNTOWN.** Beautifully updated 2BR centrally located condominium within walking distance to everything downtown has to offer. \$457,900. Steve Davis, 966-8000 or 356-1143. #336838

**RIVENDELL - OSPREY.** Maintenance-free, picture perfect, like-new Dover flex plan with upgrades & private backyard. Close to beaches, shopping & Pineview School. \$439,000. Linda Bastian, 966-8000 or 321-6203. #339023

### SPECIAL FINANCING

**3.125% First Year\***  
**30-Year Fixed-Rate Financing**  
**4.125% second year, 5.125% third year, 6.125% years 4 – 30**  
**\$17,149 in mortgage interest savings!**

\*APR 5.7728% • Rates subject to change without notice • Certain restrictions apply.

**1841 LAUREL, SARASOTA MAINLAND, HISTORIC LAUREL PARK.** The opportunity to live in one of Sarasota's hottest neighborhoods, close to exciting downtown. This charming cottage has many updates, wood floors & an inviting front porch. \$489,000. Julia McClung, 388-4447 or 356-6499. #308045

Sponsored by MSC Mortgage

These featured properties offer unique seller-paid financing incentives that could save you thousands in mortgage interest.

**22580 MORNING GLORY CIR, EAST COUNTY, THE PRESERVE AT PANTHER RIDGE.** New 4BR home on spectacular 1/3-acre waterfront lot. Features a 3-car garage, fireplace & custom pool with summer kitchen. \$975,000. Dean Hunter, 907-9595 or 780-6784. #538712

**1312 GUARDIAN DR, VENICE MAINLAND, VENICE ACRES.** This 5BR 18J-built home has been completely renovated in 2006. All new appliances, roof, A/C & new windows. Pool has been resurfaced. Beautiful 1.2-acre lot in Venice Acres. \$499,900. Rod Hartwick, 485-5421 or 928-0836. #521398

**1400 SHADOW RIDGE CIRCLE, SARASOTA MAINLAND, NATURE LOVERS' PARADISE.** Nestled in the middle of this privacy and beauty is a 3-bedroom home with a 2-story great room, huge eat-in kitchen, loft and a large screened-in lanai. Close to shopping and beaches. \$425,000. Joyce Naegele, 349-3444 or 586-7959. #326543

**6101 W34TH ST 22D, SOUTHWEST BRADENTON, BRADENTON'S PREMIER GATED COMMUNITY** featuring lush landscaping, nature trails, 4 lakes, 7,000-sq.-ft. clubhouse, pool, spa, fitness & billiards. \$240,000. Diana Kaeding, 383-7591 or 356-2874. #335775

**7582 PLANTATION CIR, SARASOTA MAINLAND, CAROLINA LANDINGS.** Stunning 2BR townhome in gated community offering several buyer incentives including special financing with below market interest rates & first 6 mos. of assoc. fees paid by seller. \$224,999. Jennifer H. Money, 951-6660 or 234-3129. #342299

**1234 N CONRAD AVE, SARASOTA MAINLAND, POINSETTIA PARK.** Adorable 2BR home with cathedral ceilings, a newer roof, new a/c, neutral tile throughout, a one-car garage & fenced yard. \$199,000. Gaia and Damon Goldman, 951-6660 or 587-4935. #328323



**EAST COUNTY, EXCEPTIONAL HOME ON LAKE UHLEIN.** Fabulous interior design is featured throughout this 4 1/2-bedroom home. Enjoy lake views from pool and upper deck. Private dock. Close to Lakewood Ranch Main Street. \$898,900. Shirley & Sherwin Taradash, 907-9595 or 730-1898. #339887



**LIDO KEY, LIDO BEACH - GULF-FRONT PENTHOUSE.** Stunningly renovated direct Gulf-front on the SW corner. This penthouse residence offers all quality features including stone, granite & marble throughout. \$875,000. Anne Mitchell, 388-4447 or 725-0227. #325145



**SOUTH SARASOTA, LANDINGS.** Custom 4BR plus den home with over 3,500 sq. ft., a remodeled gourmet kitchen, family room with soaring beamed ceiling, pool and spa and spacious yard. \$825,000. Lenore Treiman, 966-8000 or 356-9642. #322429



**PORT CHARLOTTE, PORT CHARLOTTE.** This large custom country home has 3BRs, oversized garage, detached garage & pool. With its many extras & upgrades, this residence will appeal to the most discriminating buyer. \$799,000. John Miranda, 473-7750 or 587-0346. #542233



**EAST COUNTY, UPDATED 4BR PLUS DEN HOME.** Incredible setting with great views of lake & 7th Fairway of Legacy Golf Course. Only Lee Wetherington Regency model on street. \$725,000. Shirley & Sherwin Taradash, 907-9595 or 730-1898. #332612



**SOUTH SARASOTA, SAINT JAMES PARK IN THE OAKS.** Rarely available gem in exclusive enclave within Oaks Clubside. Renovated traditional home with the finest finishes, gourmet kitchen and golf course view. \$1,125,000. Alelei and Nicole Dvognpoly, 966-8000 or 918-9011. #344169

**MOCKINGBIRD.** Large 2005-built 3BR home steps from good schools. Impeccably maintained, many custom upgrades & large screened lanai with southern view. \$385,000. The Hedge Team, 951-6660 or 350-0100. #342607

**PERFECT LOCATION** on a quiet cul-de-sac that ends on a large lake, just one block from Gulf Gate Elementary. Nicely updated with marble kitchen countertops. Enjoy serene lake views. \$365,000. Lisa Gullick, 388-4447 or 321-6973. #331779

**POINSETTIA PARK LOT.** Prime West of the Trail location. Additional lots available. \$360,000. Mira Matheu Klauber, 383-7591 or 704-6749. #331562

**UNIVERSITY PLACE.** Pleasing 3BR split plan home with many upgrades & family, living, dining & bonus rooms. Set on a preserve lot on a cul-de-sac. Gated community with pool, fitness center & nature trails. \$359,000. Terri Ayers, 907-9595 or 518-8923. #549488

**RENAISSANCE.** Fabulous views from every window of this condominium residence. Close to all downtown amenities. Resort-style living at its finest with heated pool, concierge & fitness center. \$350,000. Janice Perry & Matt Orr, 951-6660 or 228-0848. #334312

**DESIRABLE, APPRECIATING AREA.** One home in the middle of two lots zoned RMF-2. Can build two new homes on lot or renovate. \$350,000. Marianne LeBar, 951-6660 or 650-0337. #289223

**CARLYLE AT PALM-AIRE.** Incredible opportunity to own this custom-built home on a private preserve lot. Features a Florida room, family room, living room, 3BRs & 2,259 sq. ft. \$349,900. Charles Totonis, 907-9595 or 524-8299. #550091

**MARBELLA PALMER RANCH.** Exquisite home in gated Palmer Ranch community, perfectly situated on a lushly landscaped lot with pool. Features 2BRs, den, eat-in kitchen & 2-car garage. \$349,000. Diane Otis Stirling, 388-4447 or 320-4261. #330599

**BARRINGTON RIDGE.** Beautiful 4BR, 2-year-old lakefront family home with designer touches including archways, high ceilings, large tile & eat-in kitchen. Just steps to community pool. \$325,000. Tammy Garner, 951-6660 or 374-4161. #330584

**RENAISSANCE.** 16th-floor Renaissance condominium with spectacular view of downtown Sarasota. This spacious one-BR unit is open & bright with a customized open floor plan & private balcony. \$324,000. Lenore Treiman, 966-8000 or 356-9642. #342798

**BENT TREE.** Wonderful 3BR family home with family room, wood-burning fireplace, inside utility & spacious screened lanai with in-ground spa. \$322,000. Anka Eshak, Pam DeMarie & Connie Lyke, 951-6660 or 504-6374. #338820

**PALMER RANCH.** Spacious, private, 3BR, maintenance-free condominium with a wood-burning fireplace & wet bar. Fairway Woods offers heated pool & spa. Close to shopping, golf & beaches. \$319,000. Sara Leicht, 966-8000 or 586-4790. #332459

**BENT TREE COUNTRY CLUB.** Spacious townhouse with serene views of a lake on the cul-de-sac. Features a glass sunroom, eat-in kitchen & ample storage. \$315,000. Betty C. Poma, 388-4447 or 587-5233. #331466

**PARKRIDGE.** Desirable townhome in the exciting University corridor. Three-BRs plus bonus room & sitting area/den. Directly on a large pond with fountain & only steps to community pool. \$309,900. Dorothy McKendry, 966-8000 or 586-5007. #317273

**THE MEADOWS.** Beautiful inside & out, this villa features an air-conditioned oversized lanai overlooking the golf course, newer kitchen appliances, & 2-car garage. \$299,900. Bill Weed, 907-9595 or 928-9997. #544120

**WEST OF THE TRAIL.** Set on an oversized lot, this home has been updated & upgraded with ceramic tile & new kitchen with wood cabinets, granite counters & stainless appliances. \$299,900. Gil Schulze, 966-8000 or 400-0318. #343033

**RENAISSANCE.** Enjoy great city views from your private balcony. Numerous amenities include a fabulous pool, spa & state-of-the-art fitness center. \$298,000. Tom R. Delaney, 383-7591 or 387-3990. #333337

**SOUTH GATE.** Charming, well built 3BR home with spacious rooms, wood floors, French doors & delightful sunroom looking out to a garden deck. \$297,500. Stacy Liljeborg, 349-3444 or 544-6103. #328493

**SARASOTA SPRINGS.** This 4BR central Sarasota beauty has been recently updated with wood cabinets & granite counters in the kitchen, beautiful Mexican tile throughout & a heated pool. \$284,900. Dan Barberio, 951-6660 or 587-6692. #325539

**INVESTMENT OPPORTUNITY.** Spacious end unit enjoys community pool, tennis & excellent rental program. Located near Siesta Key beaches. \$265,000. Alex Wexler and Paul Romley, 349-3444 or 346-8123. #312815

**ADMIRAL'S WALK.** This turnkey furnished, 2BR, one-car garage condominium on lake offers a clubhouse, heated pool & spa, & fitness center. Just minutes to beach. \$264,900. Michael & Joan Parkinson, 966-8000 or 346-5451. #33

## Pictured Properties Up To \$650,000



**EAST COUNTY, NEARLY NEW 4BR HOME ON OVERSIZED LOT.** Completely fenced yard backs to lake. Lanai, hurricane-proof windows, hurricane shutters, upgraded appliances and oak cabinetry. Furniture available. \$326,000. Jay Seigel, 907-9595 or 228-5298. #342349



**EAST COUNTY, HERITAGE HARBOUR.** 4BR Mediterranean pool home within a guard gated golfing community. Features pool/spa, Corian counters, ceramic flooring, eat-in kitchen & country club amenities. \$399,000. Jay Seigel, 907-9595 or 228-5298. #542271



**NORTH OF THE RIVER, LEXINGTON.** Popular floor plan with 3-4BRs, just yards away from community pool. Conservation view, great room, wood cabinets & pre-wired for a pool. Beautiful community with many amenities. \$379,000. Terri Ayers & Mavis Kolb, 907-9595 or 518-8923. #537688



**REGENCY HOUSE.** Panoramic bay and city views from this exquisitely updated 2BR upscale property. Experience vibrant downtown Sarasota. \$649,000. Larry Mitchell, 951-6660 or 330-0987. #278995



**EAST COUNTY, HERITAGE HARBOUR.** Spectacular home within the gated golfing community of Stoneybrook. Custom-designed interior and beautifully manicured grounds. Expansive views include wooded preserve, lake and golf course. \$399,000. Jay Seigel, 907-9595 or 228-5298. #341419



**RIVENDELL.** Adorable, maintenance-free, 3br-plus-den home with many upgrades, new carpet & fresh paint throughout. Set in a beautiful community close to Pineview School, beaches & shopping. \$439,000. Jody Skappak, 966-8000 or 400-5603. #343611



**VENICE MAINLAND, VENICE GOLF & COUNTRY CLUB.** Well appointed 3BR-plus-office home set on a prime southeastern exposure lakefront lot. Enjoy daily wildlife sightings in a private, gated community. Golf equity available. \$575,000. Susan Brooker, 493-2500 or 223-6055. #519979



**VENICE MAINLAND, VENICE GOLF & COUNTRY CLUB.** THIS 3BR home radiates quiet charm & perfect quality, with top-of-the-line touches & tasteful upgrades throughout, an office, heated pool & spa, & 3-car garage. \$595,000. Susan Brooker, 493-2500 or 223-6055. #534643



**LAKEFRONT RETREAT.** A nature lover's paradise, this beautifully updated 3BR home boasts a large artist's studio or workshop. \$179,900. Ann Lieberman, 485-5421 or 223-3789. #506385



**SOUTHWEST BRADENTON, VIZCAYA.** Beautifully updated 3BR lakefront end unit across from IMG & only minutes to beaches & downtown Sarasota. Freshly painted, new tile & carpet, & expansive lanai with privacy shades. \$298,900. The Hedge Team, 951-6660 or 350-0100. #322015



**SARASOTA MAINLAND, LAKES ESTATES.** Gorgeous executive home in the lovely treed neighborhood of The Lakes Estates. Features a separate living room or office, updated kitchen & new paver deck surrounding pool/spa. \$475,000. Main Street office, 951-6660. #341010



**OSPREY & NOKOMIS, SORRENTO EAST - NOKOMIS.** A fantastic opportunity, this 3BR split plan home has virtually everything redone, including the roof, plumbing, pool, windows, screens, kitchen & paint. \$339,900. Cindy Dillander, 493-2500 or 716-3203. #523122



**SARASOTA MAINLAND, THE MEADOWS.** Located in a sought-after golf course community, this 3-4BR pool home offers a spacious master suite, den, family room & large lot. \$395,000. Lakewood Ranch office, 907-9595. #342107



**RANCHES AT PANTHER RIDGE.** Build your dream estate on this peaceful property of 9 acres. Features a pond & plenty of room for horses. Building pad in place. \$299,000. Larry Mitchell, 951-6660 or 330-0987. #339163



**LONGBOAT KEY, SPECTACULAR FULL VIEWS** of bay and partial Gulf views from this updated beautifully furnished 2BR end unit. Boat dock and deeded beach access. \$579,000. Larry Mitchell, 951-6660 or 330-0987. #340688



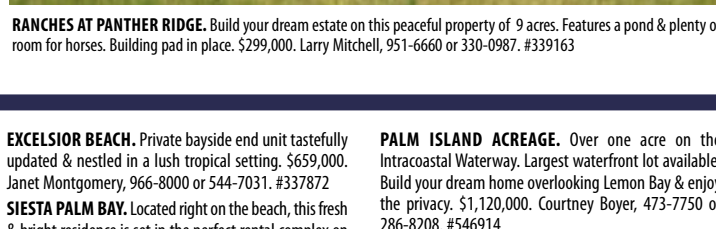
**LONGBOAT KEY, WINDWARD BAY.** This 1,200-sq.-ft. end unit offers an updated kitchen, bay views from screened lanai & deeded beach access. \$374,500. Tom R. Delaney, 383-7591 or 387-3990. #325870



**SARASOTA MAINLAND, CAR COLLECTOR'S DREAM.** This 3BR home sits on one acre with a picnic area, screened pool, outdoor kitchen & entertaining areas, 3 fireplaces, 5-car garage & workshop. \$619,000. The Hedge Team, 951-6660 or 350-0100. #327853



**VENICE ISLAND, VENICE ISLAND.** This charming 2BR apartment is located in the most desirable neighborhood on Venice Island. Just 2 blocks to beach & within walking distance to downtown. \$243,000. Ann Lieberman, 485-5421 or 223-3789. #543215



**CASEY KEY**

**PRESTIGIOUS NORTH CASEY KEY.** With 135' of bay frontage, this classic beach home is poised to capture a Gulf-to-Bay panorama. Deeded beach access through Turtle Cove. \$2,650,000. Dianna and John Allaman, 966-8000 or 232-4200. #290481

**UNIQUE CASEY KEY OPPORTUNITY** with dock & deeded private beach easement. Build your dream home in a tropical paradise, where you can enjoy beautiful Florida sunsets from your private deeded beach. \$895,000. Sandra Adkins-Pertz, 485-5421 or 587-3464. #532763

**VENICE, ENGLEWOOD, ISLANDS S.**

**RARE WATERFRONT PARCEL** in Nokomis/Venice on Roberts Bay. Features 2.75+/- acres with 380' on water, boat dock & RMF zoning. \$8,400,000. Linda Bastian, 966-8000 or 321-6203. #339208

**MAGNIFICENT MANASOTA KEY.** Custom built by Bayfront Builders with the finest materials & crafts, this one-acre island home features 5,100 sq. ft., exquisite architectural details & 4BRs. \$2,995,000. Terri Healey, 966-8000 or 320-0389. #329577

**ENGLEWOOD GARDENS.** This wonderful bayfront home has been updated & well-maintained by present owner. Within proximity to public beach on Manasota Key. \$1,785,000. Klaus Lang, 383-7591 or 320-1223. #332005

**MANASOTA KEY LOT.** Beautiful Gulf-side parcel with large oaks & palms, 91' on the beach & over 27,000 sq. ft. of land. Your chance to own a big piece of paradise. \$1,400,000. Klaus Lang & Terri Healey, 383-7591 or 320-1223. #542823

**NOKOMIS.** Beautiful custom home with luxurious & practical amenities. Built by Calthness Construction with many extras. Open floor plan, living & family rooms, pool & lanai. \$1,295,000. Eliza Phillips, 966-8000 or 223-3344. #339182

**TRANQUIL RETREAT ON CORAL CREEK.** A cool pond & over 500 varieties of tropical plants surround you on the lushly landscaped grounds. The spacious, open floor plan offers 2,188 sq. ft. on main level plus a ground floor bonus area. \$999,000. Pam Neer, 473-7750 or 830-0999. #536209

**PALM ISLAND ACREAGE.** Over one acre on the Intracoastal Waterway. Largest waterfront lot available. Build your dream home overlooking Lemon Bay & enjoy the privacy. \$1,120,000. Courtney Boyer, 473-7750 or 286-8208. #546914

**OSPREY.** Set in a great location, this 4BR home features 12' ceilings, crown molding, entertainment area with pool & outdoor kitchen. Community offers marina, boat dockage & clubhouse. \$999,999. Robert Huff, 388-4447 or 780-4016. #341110

**LAUREL LANDINGS WATERFRONT ESTATE.** With 2+ spectacular acres of unique tropical landscaping on Shaket Creek & direct access to ICW/Gulf, this lovely 3/4BR custom pool home has a spacious master suite & 3-car garage. \$999,000. Terri Healey, 966-8000 or 320-0389. #332800

**BLACKBURN HARBOR.** Be the first to occupy this luxurious waterfront residence with fabulous bay views, numerous designer upgrades & gracious master suite with sliders to balcony. \$979,000. Stephanie Church, 951-6660 or 724-5448. #302883

**THE HAMMOCKS AT CAPE HAZE.** High quality penthouse boasting a 560' lanai overlooking Lemon Creek, 10' ceilings & an abundance of luxury amenities to enjoy. \$925,000. Bibi-Ann Allard, 951-6660 or 685-0422. #338951

**GORGEOUS SUNSETS** and sweeping water views of Lemon Bay from this updated open floor plan 3BR pool home. Deepwater dock & davits make this Old Florida location great for boaters. \$795,000. Sherry Welch, 485-5421 or 223-6318. #540243

**VENICE ISLAND.** Walking distance to Caspersen Beach from this new 3BR condominium. Amenities include a bonus room, screened lanai overlooking lake, extra storage & additional parking. \$469,000. Sherry Welch, 485-5421 or 223-6318. #538559

**GRASSY OAKS II.** Meticulously kept courtyard-style home with a large master suite opening to covered lanai & screen-enclosed patio with hot tub. Open floor plan & high ceilings bring light in. \$465,000. Jackie Kennedy, 485-5421 or 266-4074. #537509

**CITY OF VENICE.** This 5BR pool home is set in a serene oasis of tropical landscape with gazebo hot tub, tiki hut & wonderful trees. Private master suite on upper level. \$459,900. Pat Davis, 493-2500 or 716-2300. #547294

**PELICAN POINTE.** Golf views from the beautiful pool area of this home. Features an enclosed lanai, yet affords privacy for outdoor living. Clubhouse, tennis, heated community pool & social activities. \$434,000. Beverly Weltzien, 485-5421 or 223-0612. #547388

**ROTONDA.** New Schroeder-built home with all the extras one would expect. \$389,000. Bill Paulsen, 473-7750 or 662-0392. #540684

**PLANTATION GOLF & COUNTRY CLUB.** Pulte-built home with pool/spa, excellent condition & upgrades throughout. Perfect for the maintenance-free Florida lifestyle with low association fees. \$359,900. Katie Malloy, 493-2500 or 468-2483. #541833

**PLANTATION GOLF & COUNTRY CLUB.** Fabulous lake view, beautiful landscaping & comfortable floor plan with enclosed Florida room. Neutral colors in this spacious & light open plan. \$350,000. Katie Malloy, 493-2500 or 468-2483. #532651

**NEW ENGLEWOOD HOME** built by Schroeders Homes. Nice corner lot with \$40K in upgrades, 9 ceilings, open kitchen & split bedroom plan. Close to schools, shopping & beach. \$349,900. Elizabeth Burr & John Miranda, 473-7750 or 855-1142. #541221

**ROTONDA WEST.** Spacious, well-kept home on golf course. Features a split floor plan with a large enclosed lanai. \$289,000. Bill Paulsen, 473-7750 or 662-0392. #547229

**VENICE ISLAND.** This 3BR, 2nd level corner unit overlooks the pool & offers an abundance of space. Never rented & only lived in one week per year. \$279,900. Phil Corcoran, 473-7750 or 813-245-9237. #547543

**WATERSIDE.** Overlooking the lake, this condominium offers a beautiful open plan with cathedral ceilings, light & bright kitchen & living areas, & nicely selected finishes. \$279,900. Beverly Weltzien, 485-5421 or 223-0612. #540144

**STUNNINGLY BEAUTIFUL VIEWS** from this corner unit at the desirable 9th fairway. Features 2BRs, den, split plan & breathtaking lake & golf course views from the spacious lanai. \$269,900. Katie Malloy, 493-2500 or 468-2483. #540214

**GONDOLA PARK.** This stunning 3BR Cypress model condominium features an oversized one-car garage, large screened lanai & beautiful views of a courtyard setting. \$259,000. Helene Johnston, 493-2500 or 486-8224. #541814

**CUTE TWO-STORY ENGLEWOOD HOME** with 3BRs, fireplace, upstairs master suite, large workshop & fenced yard. \$229,000. Phil Corcoran, 473-7750 or 813-245-9237. #546992

**BEAUTIFUL TWO-ACRE PARCEL** with large oaks, just waiting for your dream home. Horses allowed. Fenced with a creek. \$229,900. Paul O'Brien, 473-7750 or 468-7157. #547639

**PLANTATION GOLF & COUNTRY CLUB.** Spectacular, tastefully furnished 2BR condominium with cathedral ceilings, numerous upgrades & view of the 2nd fairway. \$224,900. Cindy Dillander, 493-2500 or 716-3203. #541082

**COME BACK TO NATURE** in lush, tropical Pine Run & enjoy resort-style amenities. This 2BR is located West of the Trail & near shopping. Casey Key & country recreational land. \$215,000. Carolyn Kenney, 485-5421 or 223-7111. #540141

**VENICE EAST.** Bright & spacious 3BR home features newer appliances, windows & interior paint. Large lot allows for pool under southwest exposure. \$209,000. Deanna S. Brooker, 485-5421 or 716-5452. #547643

**GARDENS OF GULF COVE.** This beautiful, updated corner home has a new roof, tile & appliances. Community offers pool & clubhouse. \$159,900. John Miranda, 473-7750 or 587-0346. #541451

**ROTONDA WEST.** Set in a community of new homes, this oversized corner lot is the perfect location for your dream home. Convenient to shopping, schools, golf & beach. \$55,000. Sharon Andres, 473-7750 or 468-9897. #541450

**MAGNIFICENT, CUSTOM-BUILT 3BR** home on over 5 acres. Over 2,000 sq. ft. of porch encircles this residence, which features a private library, studio, wood-burning fireplace & 3-car garage. \$835,500. Don Mullan, 423-3300 or 445-2072. #668396

**PORT CHARLOTTE CANAL HOME.** This renovated 3BR residence with Florida room offers a new kitchen, appliances, flooring & paint. \$299,000. Harvey & Ethel Lovelace & Sharon Hilla Hicks, 349-3444 or 966-0073. #329115

**PORT CHARLOTTE.** Beautiful canal home with country-style setting in the desirable North Port area. This split plan is very open and the yard has room for a pool. \$244,000. Phillis Pritchard, 423-3300 or 539-4915. #648830

**PORT CHARLOTTE.** Fabulous home set on the Coco Plum Waterway. Features over 1,600 sq. ft., 3BRs, fenced side yard & 2-car garage. \$234,900. Russ Smith, 423-3300 or 223-8159. #653099

**PORT CHARLOTTE.** With special touches throughout, this well-maintained split plan home offers separate living, dining & great rooms. Close to schools & shopping. \$233,000. Phillis Pritchard, 423-3300 or 539-4915. #654089

**LOVELY 3-ACRE BUILDING SITE** in North Port Estates. Unique opportunity to build your dream home or country retreat. Partially wooded & zoned agricultural. Horses allowed. \$196,900. Kris Hinterberg, 423-3300 or 276-1744. #649395

**TENBUSH CUSTOM-BUILT HOME.** Privacy fenced yard with fish pond & waterfall. Spacious open plan with cathedral ceilings, French doors & screened lanai. Close to shopping & schools. \$192,900. Don Mullan, 423-3300 or 445-2072. #663496

**PORT CHARLOTTE.** Great 2BR home with office or bonus room, newer flooring & appliances, & new paint inside & out. \$155,900. Tammy Vaughn, 423-3300 or 628-6768. #665942

**PORT CHARLOTTE.** Nice, partially furnished 2BR home with tile in all areas except bedrooms, enclosed lanai & a great location for Charlotte Harbor. \$124,900. Karen Williamson, 473-7750 or 941-286-5411. #524911

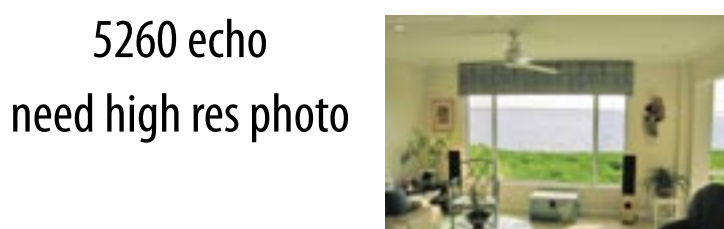
**PORT CHARLOTTE.** Great corner lot in desirable neighborhood. Central to shopping, dining, golf, schools and more. \$50,000. Phillis Pritchard, 423-3300 or 539-4915. #637422

**OVERSIZED CORNER LOT** in a nice residential area of newer homes. Excellent location for access to fishing, shopping, restaurants & golf. Not in scrub jay zone. \$49,900. Deanna S. Brooker, 485-5421 or 716-5452. #542250

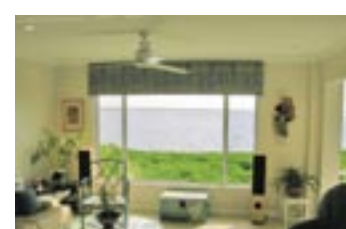
**OVERSIZED BUILDING LOT** in a North Port neighborhood of newer homes. Close to US-41 & shopping. Adjacent lots also available. \$37,500. Don Mullan, 423-3300 or 445-2072. #655492

**NORTH PORT.** One of 3 contiguous lots near North Port's newest school. Price per lot is \$29,900. Russ Smith, 423-3300 or 223-8159. #649579

**NORTH PORT.** Building site in North Port. Priced under assessed value. \$22,900. Kris Hinterberg, 423-3300 or 276-1744. #654964



**5260 echo need high res photo**



**LONGBOAT KEY, SPECTACULAR FULL VIEWS** of bay and partial Gulf views from this updated beautifully furnished 2BR end unit. Boat dock and deeded beach access. \$579,000. Larry Mitchell, 951-6660 or 330-0987. #340688

**CAROLINA LANDINGS.** Stunning 2BR townhome in gated community offering several buyer incentives including special financing with below market interest rates & first 6 mos. of assoc. fees paid by seller. \$224,999. Jennifer H. Money, 951-6660 or 234-3129. #342299

**RIDGEWOOD ESTATES.** This 2BR home features a gallery kitchen with dining area, separate living room, large master suite & backyard with storage shed. \$209,900. Tammy Garner, 951-6660 or 374-4161. #343264

**WOODSIDE TERRACE.** Light & bright ground floor end unit with ceramic tile & new appliances. Intimate & well-maintained complex close to everything. \$206,000. Gil Schulte, 966-8000 or 400-0318. #331726

**FOREST PINES.** Delightful 2BR villa in a popular, active community. Features a large family room, eat-in kitchen, attached carport & an abundance of storage. \$200,000. Beverly Rabalais, 388-4447 or 320-8935. #304586

**CHIC SARASOTA GEM.** Bright 3BR home in an excellent location. New a/c, kitchen, carpet & paint. Close to everything. \$199,000. Raul Elizalde, 349-3444 or 350-7904. #338847

**PINEHURST VILLAGE.** Priced below comparables, this 2BR upstairs corner unit is light, bright & a perfect get-away with a one-car garage & community pool. \$195,000. Janis Collier, 951-6660 or 313-1212. #332880

**VILLAGE OAKS.** This 2BR condominium is freshly painted & has new tile throughout. Close to downtown Sarasota & I-75. One-car garage & new roof in 2004. \$190,000. Dianne Corcoran, 473-7750 or 266-1426. #540388

**PALM-AIRE.** Tranquil view of enchanting lake end unit with fabulous landscaping. This beautifully maintained end unit offers a large screened lanai, numerous amenities & low maintenance fees. \$189,000. Barbara C. Dumbaugh, 388-4447 or 350-3743. #333000

**PALMER RANCH.** This 2BR condominium offers excellent amenities including 2 pools, hot tub, tennis & clubhouse. Enjoy a wonderful preserve view. Close to shopping & beaches. \$185,000. Liza Knipe, 966-8000 or 586-0576. #332196

**VISTAS ON BENEVA.** Wonderful condominium in the heart of Sarasota. Great location to enjoy Forest Lakes & all of Sarasota's amenities. Minutes from golfing, shopping, dining & beaches. \$179,900. Brandon Clark, 951-6660 or 232-4462. #339024

**ONLY MINUTES TO DOWNTOWN.** This neutral, ground floor, one-BR residence is well maintained. The washer & dryer are in the unit & the detached carport is steps away. \$169,000. Pat Mudgett, 951-6660 or 320-7758. #336670

**PARKVIEW.** Great downtown location for this first floor end unit with granite, stainless appliances, tile & additional premium storage. Set in a gated community with 2 pools & exercise room. \$167,500. The Hedge Team, 951-6660 or 350-0100. #327134

**SERENADE.** Gorgeous lake views from the lanai of this one-BR residence on Palmer Ranch. Secured complex with upscale amenities & low monthly fees. \$149,900. The Hedge Team, 951-6660 or 350-0100. #339637

**SIESTA KEY**

**INCREDIBLE VALUE - OVER 1/2 ACRE.** North Siesta open waterfront property. An exquisite island-style home with soaring 16' ceilings, 3-car garage, deepwater boat dock & deeded beach access. Owner has reduced for immediate sale. \$2,695,000. Kim & Michael Oglivie, 951-6660 or 376-1717. #323778

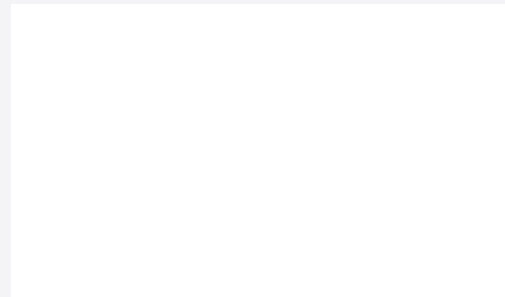
**LOVELY KEY WEST-STYLE HOME** on Siesta Key's Grand Canal with private dock, pool/spa & expansive water views. Features hardwood floors, granite, French doors & elevator. \$1,795,000. Maria Beck, 951-6660 or 356-0063. #327063

# Commercial Properties

for all your business needs



**1501 LOCKWOOD RIDGE RD., SARASOTA MAINLAND, FOR SALE - FREESTANDING OFFICE BUILDING.** Excellent opportunity for owner/user or could be tenanted for investment. Suitable for any type of professional office use. Ample parking. \$925,000. Peter Bartys, 957-3730 or 780-1390. #343233



**303 13TH AVENUE, EAST BRADENTON, LARGE SCALE OFFICE BUILDING.** Centrally located in the heart of downtown Bradenton. Suitable for end-user or can be easily subdivided for multi-tenant users. Can be combined with 1+/- acre of vacant land priced at \$325,000. \$3,100,000. Debra Cooper, 957-3730 or 730-1700. #343343



**1615 STICKNEY POINT ROAD, SARASOTA MAINLAND, FOR SALE - WALK TO SIESTA BEACH.** Seven-unit multi-family apartment complex. Three buildings totaling 2,852 sq. ft. on 14,925-sq.-ft. lot. Newer roof, kitchens & tile. Income producing. \$599,000. Lee De Lieto, 957-3730 or 321-5803. #340202

**EPICUREAN LIFE, SARASOTA MAINLAND, WELL-ESTABLISHED GOURMET MARKETS AND RESTAURANTS.** Epicurean Life is comprised of 6 popular businesses in two strategic locations: Southside Village & Lakewood Ranch. The Epicurean Life Portfolio also includes the real estate at Southside Village only. \$31,100,000. Lee De Lieto, 957-3730 or 321-5803. #331329

**7353 INTERNATIONAL PLACE, EAST COUNTY, FOR LEASE OFFICE/SHOWROOM/WAREHOUSE UNITS.** Two 1,000 SF units for lease located in Lakewood Ranch. Both units are fully a/c with high ceilings & spacious offices. Convenient flex space design allows you to combine units. Rent monthly from \$1,167. Bob Kolton, 957-3730. #338667

**LIDO KEY, FOR SALE - HIGH PROFILE RETAIL BUILDING** with parking in a fantastic St. Armands Circle location. Confidentiality agreement required. Call for details. \$4,000,000. Barbara Baseman, 957-3730 or 350-2722. #331242

**1454 MAIN ST., SARASOTA MAINLAND, FOR LEASE - PRIME LOCATION.** On Main St. downtown Sarasota. 2,500 sq.-ft. space ideal for retail. Sublease with 2 years remaining on initial term & one 5-year option. Fixtures installed & available to purchase for \$8,000. \$20 PSF. Lee De Lieto, 957-3730 or 321-5803. #342096

**1314 10TH ST., SARASOTA MAINLAND, FOR SALE - TWO CONTIGUOUS LOTS.** Zoned DTE on future arterial. Close to US41, The Ritz, Quay, Broadway, Alinari, Van Wezel and Symphony. Mixed-use to 5 stories. \$2,625,000. Peter Bartys, 957-3730 or 780-1390. #342549

**3385 S MCCALL RD, ENGLEWOOD EAST, NEW CONSTRUCTION.** 800-11,725-sq.-ft. retail/office, showroom space. Eight units in retail center. Prime location with frontage on SR-776, major corridor serving trade area. Ample parking. \$13 PSF NNN. Paul Schouten, 957-3730 or 661-9439. #538498

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**HUDSON CROSSING** Adjacent to Selby Gardens in Sarasota, Hudson Bayou. Water views, private garage, deep-water yacht slips, pool, spa. Rooftop terrace on penthouse. From 2,555 sq. ft., 3-bdrm. From \$1,575,000. 941-373-0888

**POSITANO ON THE GULF** Gulf-front, Longboat key, immediate availability. Estate-style, low-density condominium community. Pool, spa, fitness, 3,156 – 3,319 sq. ft. 3 bdrm w/den/family room. From the low \$3,000,000's. 941-387-7799

**THE TOWER RESIDENCES AT THE RITZ-CARLTON, SARASOTA** Views, furnished models and penthouses. Platinum membership in Ritz-Carlton Members Club. Fitness, pool, spa, concierge, Ritz-Carlton services. 2,800 – 5,275 sq. ft. From the low \$2,000,000's. 941-364-8884

**BLEU CLAIRE** Gulf-front, Longboat Key. Pool, spa, clubhouse, fitness, tennis, gated. 3-4 bdrm, wraparound balconies, summer kitchen, private garage with elevator. 3,906 – 4,709 sq. ft. From low 3,000,000's. 941-383-9092

**LAGUNA AT RIVIERA DUNES** Marina community on the Manatee River. Most with water views. Pool, fitness, tennis, clubhouse, immediate availability. 2,344 bdrms. 1,839 – 4,993 sq. ft. From the high \$400,000's. 941-721-6262

**NICKLAUS MANOR** Gated community within The Concession Golf Club and Residences. 33 Manor homes by Landmark Dev. Group on 1/2 acre sites. 6 floorplans, 3,300 – 5,570 sq. ft. Home and homesite from the mid \$2,000,000's. 941-951-6484

## ELEUTHERA, BAHAMAS

**GRAND MARINER** Under construction, Longboat Key. Deepwater yacht slips, naturally protected harbor. Beautiful, open floor plans with secured guest suite; large terraces. 3,274 – 3,674 sq. ft. From \$2,095,000. 941-383-8700

**ELEUTHERA, BAHAMAS** Exclusive community on 4,000+ feet of beachfront. Estate-size private homes, villas, cottages, condominiums. Away from the masses, superior quality, refined design. From \$580,000. 242-332-3616.

**CITRUS SQUARE** In-town Sarasota living, 3 blocks from Main Street. Three-stories, boutique shopping on ground level. Classic architecture reminiscent of historic world cities. From the mid \$200,000's – the \$500,000's. 941-365-4047

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