



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:
 Pool: Community - Heated Pool, Heated Spa, In Ground Year Built: 1996
 Property: One Story Single Family Home Special Sale: None
 Total Acreage: Up to 10889 Sq. Ft. Total SqFt: 2604 Pets Y/N: Y ADOM: 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:
 Legal Description: LOT 38 MIRA LAGO AT PALMER RANCH PH 3
 Ownership: Fee Simple Complex/Community Name: Book/Page: 0037/0022 Floor #:
 Manufactured / Mobile Style: MH Make: Zoning: PUD Future Land Use: 0100 Zoning Comp.: Y
 Lot Dimensions: Lot Size(Acres): 0.14 Lot Size(SqFt): 6,127 Days Lease: Min Lease: Lease # /Year:
 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, Mtnc Free, PUD

Maintenance Includes: Cable, Ground Mtnc, Mtnc/Repr, Pest Control, Private Road, Public Insur, Rec Facility, 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: Sold Price: Owner: ON FILE Owner Phone:
 Off-Market: Days to Contract: Listing Type: Exclusive Right to Sell Spec Listing Type: Not Applicable
 Withdrawn: Days to Closed: Expiration Date: 12/31/12 Call Center #: 941-308-7777
 Selling Agent: Office:
 Management Comp Info: Financing Avail: Cash, Conventional, FHA
 Buyer Agent: 3% Non-Rep: 0% Trans Broker: 3% Terms: Seller Credit:
 Realtor Info: Brochure Avail, Seller Prop Disc
 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.