



\$ 895,000



2496 Farms Ct, Sarasota, FL 34240

- » Beds: 4 | Baths: 4 Full
- » MLS #: A4652377
- » Single Family | 3,304 ft² | Lot: 13,939 ft²
- » More Info: 2496FarmsCt.IsForSale.com



Anne Mitchell

941.725.0227

annemitchell@michaelsaunders.com

<http://annemitchell.michaelsaunders.com>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office

61 S. Blvd of the Presidents

Sarasota, FL 34236

(941) 388-4447



Remarks

WHAT AN OPPORTUNITY!! BRAND NEW TILE ROOF MAY 2025!!! LOVELY SPACIOUS HOME on Quiet premium, cul de sac, waterfront, oversized lot, with panoramic water and sunset views at night. Freshly painted interior; Immaculately maintained; New Luxury Vinyl Wood Flooring in all 1st floor public areas 2025; Natural gas; Upgraded & newer appliances; Two 2019 air conditioners; 18 ft ceilings on first floor; Split, open floorplan; 12 ft ceilings in first floor Primary Ensuite Bedroom with lovingly upgraded dual vanity bathroom; Four bedroom (2 ensuite) four bath + den home in an Excellent School district; Freshly resealed paver driveway and front walkway; Oversized 3 Car Garage; Salt Water, Heated Swimming Pool with endless water views and generous lanai area for luxuriating outdoors; HURRICANE SHUTTERS FOR ALL OPENINGS; Irrigation System with Reclaimed Water; Wonderful Move in Ready home in convenient location ... Wonderful Community Amenities which include: Clubhouse, Fitness Center, Pickleball courts and Community Pool. LOW HOA fees. NO CDD ...GATE CODE REQUIRED FOR SHOWINGS: Easy to show ... Seller downsizing and moving to another city. A great hmv for some luckv nerson!

