



County: Sarasota
Subdiv: MARA VILLAS
Beds: 2
Baths: 2/0
Pool: Community
Style: Condominium
Const Status: Completed
Acreage:
Garage: Yes **Attch:** Yes **Spcs:** 1 **Carport:** Yes **Spcs:** 1
Garage/Carport: Converted Garage, Covered Parking, Garage Door Opener, Guest Parking, Open Parking, Under Building, Workshop in Garage
Location: In County, Near Golf Course, Sidewalks, Street Paved, Street Private

Status: Active
List Price: \$279,000
Year Built: 1990
Special Sale: None
ADOM: 83
CDOM: 345
Proj Comp Date:
Pets: Number Limit, Yes
SqFt Heated: 1,560
Total SF: 1,852
LP/SqFt: \$178.85

Truly "lock & leave" rarely available condo behind the gates of beloved Mara Villa at Prestancia! Unmistakably the best value in the neighborhood. Perfect for vacations or downsizing within the peace & quiet of a natural luxury lifestyle community. Recently renovated kitchen & baths, solid slate & marble accents, plantation shutters, & micro lighting are a discreetly modern nod to the classic Mediterranean Revival design. The open kitchen is fitted with warm custom wood cabinets, slide-out shelves, granite counters, breakfast bar & a smooth black chrome appliance package with built-in oven & convection microwave. More distinguishing features include a semi-private elevator with private foyer, double-sided marble fireplace between the great living room & breakfast nook/den, two screened-in patios up in the Royal Poinciana treetop, ample storage, attached garage & covered carport, & up to two dogs of any size allowed! The community fees cover the convenience of a private hamlet pool & courtyard, lush gardens, exterior maintenance, common areas, security monitoring throughout the gated community, management—as well as typical ongoing expenses like exterior insurance, water/sewer, reserves for upgrades, replacements & more. Club membership is voluntary but offers two 18 hole TPC courses, social activities & dining right around the corner. No CDD. Shopping, more dining, the soon-to- be extended Legacy Trail & choice of award-winning beaches not too far outside the gates. Welcome home to a vacation every day 3D Matterport tour, floorplan & private virtual tours available for your convenience: shorturl.at/orWAN.

Land, Site, and Tax Information

SE/TP/RG: 23/37/18	Zoning: RSF2	Section #:	Floor Number: 3
Subd #: 8043	Future Land Use:	Block/Parcel:	CDD: No
Tax ID: 0115121076	Zoning Compatible:	Front Exposure: East	Annual CDD Fee:
Taxes: \$1,944	Tax Year: 2019	Lot #: 0	Land Lease Fee:
Auction:	Auction Time:	Other Exemptions:	Plat Book/Page: 29-12
Homestead: No	Complex/Community Name: PRESTANCIA	Additional Parcels: No	
Alt Key/Folio:		Ownership: Condominium	
Water Frontage:		Waterfront Feet: 0	
Legal Description: UNIT 76 MARA VILLA			

Interior Information

Air Conditioning: Central Air
Heating and Fuel: Central
Fireplace: Yes/Living Room, Other Room, Wood Burning
Flooring Covering: Carpet, Slate
Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Sprinkler Well, Street Lights, Underground Utilities
Sewer: Public Sewer
Water: Public
Interior Features: Built in Features, Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Elevator, High Ceiling(s), Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments
Appliances Included: Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Washer

Additional Rooms: Den/Library/Office, Great Room

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Foyer	5x9	Living Room	14x18	Dining Room	8x12	Study/Den	9x11
Kitchen	10x18	Master Bedroom	13x17	Master Bathroom	5x13	Bedroom 2	11x11
Bathroom 2	4x5	Balcony/Porch/Lanai	8x9	Balcony/Porch/Lanai	5x12		

Exterior Information

Exterior Construction: Concrete
Roof: Tile
Pool: Child Safety Fence, Gunite/Concrete, Heated, In Ground, Lighting
Exterior Features: French Doors, Irrigation System, Lighting, Sidewalk, Sliding Doors, Storage
Description: Corner Unit, Elevated, End Unit, Mid Rise
Garage Dimensions:
Pool Dimensions:

Community Information

HOA Fee Requirement: Required	Condo Fee: 1,450	Pet Size Limit:	# of Pets: 2
Other Fees: 400	HOA Payment Schedule: Quarterly	Monthly Maint Fee: 0	Housing for Older Persons: False
HOA Fee: 530.00	FCHR Web:	Max Pet Wt:	Pet Rest: 2 pets but no size restrictions. See pa

Community Features: Buyer Approval Required, Deed Restrictions, Gated Community, Golf Community, No Truck/RV/Motorcycle Parking, Pool, Sidewalk
Fee Includes: 24-Hour Guard, Community Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Maintenance Exterior, Maintenance Grounds, Manager, Pest Control, Pool Maintenance, Private Road, Security, Sewer, Trash, Water
Elementary School: Gulf Gate Elementary
Middle Or Junior School: Sarasota Middle
High School: Riverview High

Realtor Information



For more information on this or any other properties
 please contact:



Christina Pitchford
 REALTOR®, Broker & Owner
 (941) 350-4411



Directions: From south gate off Sarasota Square Blvd or north gate off Palmer Ranch Pkwy, follow Prestancia Blvd to midrise condos on east side of community. Turn onto Regina Royale. Park under building in 7330. Elevator immediately to left.

Expenses

	monthly		quarterly	yearly	
Water/Sewer	HOA	Mara Villa I Maintenance Fee (building etc)	\$1450	Exterior Hazard Insurance	HOA
Power	\$50 average	Mara Villa Management Fee (grounds, pool etc)	\$400	Contents Insurance	\$700
Gas	-	Prestancia Community fee (security, grounds etc)	\$530	Flood Insurance	-
Lawn Care	HOA	Club Membership	voluntary	Taxes	\$1912
Pest/Termite	HOA			CDD	-
Pool	HOA				

MAJOR COMPONENTS & UPDATES

	age/update		age/update		age/update
Roof	7 years	Fridge	2 years	Washer	4 years
HVAC	3 years*	Range	4 years	Dryer	4 years
Water Heater	4 years	Microwave	4 years	Dishwasher	4 years

*HVAC compressor is 3 years old

Picture window in den replaced 3/19 with "Cat 5 hurricane glass"

*Standard \$425 Old Republic Home Warranty available upon contract execution

ITEMS EXCLUDED FROM SALE

Furniture

*hanging tvs included

COMMUNITY & RESTRICTIONS

Community management company:

The Barlow Group

Manager's name :

Clive Burnett

Contact info:

941-927-1946 & cliveburnett@barlowgroupinc.com

restriction description (see rules & regs for full details)

Pet restrictions? 2 cats or dogs with no size restrictions

Vehicle restrictions? No RVs, trucks or trailers

Rental restrictions? One month minimum no more than six times per year

NEARBY FAVORITES

Legacy Trail, Costco, Pine View School, Nokomis & Siesta Key Beaches, close proximity to I-75, lots of shopping & dining, Red Bug Slough

ADDITIONAL PAPERWORK AVAILABLE

Property Disclosures

Appliance/Components Manuals

Association Docs

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