

SARASOTA PALMER RANCH TOWNHOUSE IN VILLAGE WALK

7681 BERGAMO AVENUE



7681 BERGAMO AVENUE

Embrace the benefits of carefree living in this meticulously maintained townhouse in Sarasota's Village Walk. Pick up and go at your pleasure without any hassles or worries. The exterior of your home is beautifully maintained by professionals giving you extra time and money to put in your fun budget.

Staying home is also delightful in this solid, 1,867 square foot townhome. The open-concept floorplan features a spacious kitchen with eat-in counter, dining room, and great room with sliding glass doors to the screened-in pool area. All three bedrooms have walk-in closets and ensuite baths. An inside utility room and rear-entry garage add to the convenience of this well-planned home.

Nestled on 516 lushly landscaped acres in the heart of Palmer Ranch, the residences at Village Walk are built around a system of interconnected lakes with miles of walking paths and scenic bridges. Amenities include a Town Center with fitness center, Har-Tru tennis courts, heated lap pool, tropical lagoon pool, gas station, café, hair salon and post office. Residents enjoy over 30 social activities and groups for fellowship and recreation.

Enjoy all the comfort and space of a single-family townhome with the amenities of a gated, maintenance-free community. Convenient Palmer Ranch location in south Sarasota close to shopping, dining, Potter Park Sarasota YMCA, Legacy Trail and Siesta Key beach.

**Be sure to look at photos of this townhouse at:
peterglaughlin.com/7681-bergamo-avenue**

7681 BERGAMO AVENUE

VILLAGE WALK

- Located in Palmer Ranch master-planned community
- Gated entrance with 24-hour security
- Miles of walking paths along scenic lakes and bridges
- Town Center with multi-purpose areas, TV, library, piano and catering kitchen
- Fully-equipped fitness center open 24-hours
- Heated, resort-style, lagoon pool
- Heated lap pool
- 6 lighted Har-Tru tennis courts
- Gas station
- Missy's Cafe deli and market open daily
- Village Peddler gift boutique
- Post office
- Hair salon
- 2 miles to Legacy Trail
- 3.5 miles to Westfield Sarasota Square Mall
- 3.7 miles to Potter Park Sarasota YMCA
- 8 miles to Siesta Public Beach

RESIDENCE FEATURES

- 1,867 sq. ft. A/C | 2,963 sq. ft. total
- 3 bedroom suites with walk-in closets and ensuite baths
- Windows and doors with plantation shutters
- Rear-facing, detached, 2-car garage
- Inside laundry room
- Central vacuum
- A/C UV-light air purifier
- Screened-in pool
- 2 balconies



7681 BERGAMO AVENUE

GREAT ROOM

- Size: 19'5" x 14'11"
- Tile floor
- Ceiling fan with light
- Sliding glass doors with plantation shutters to screened-in pool area



DINING ROOM

- Size: 10'9" x 8'3"
- Tile floor
- Chandelier



KITCHEN

- Size: 14'7" x 7'2"
- Tile floor
- Recessed ceiling lights
- Granite countertops and backsplash
- Kohler, double-bowl, white, top-mount sink with pull-down faucet and garbage disposal
- GE appliances:
 - Range with glass cooktop and convection oven
 - Over-range microwave with exhaust fan
 - Dishwasher
 - French-door refrigerator with bottom-drawer freezer
- Cabinet pantry



7681 BERGAMO AVENUE

GUEST BEDROOM/DEN

- Size: 13'10" x 11'9"
- Wood laminate floor
- Ceiling fan with light
- Walk-in closet
- Full-light door with plantation shutters to covered porch (10'5" x 5'6")



ENSUITE GUEST BATH

- Size: 7'11" x 6'1"
- Tile floor
- Recessed ceiling lights
- Vanity with solid-surface top with intergrated sink
- Wall-to-wall mirror over vanity
- Bathtub/shower with tile walls
- Glass block "window"
- Exhaust fan



STAIRS

- Carpet
- Under-stairs storage



MASTER BEDROOM

- Size: 14' x 13'8"
- Carpet
- Ceiling fan with light
- Walk-in closet
- Full-light door with plantation shutters to covered porch (10'5" x 4'10")



7681 BERGAMO AVENUE

ENSUITE MASTER BATH

- Size: 13'8" x 4'10"
- Tile floor
- Recessed ceiling lights
- Floating vanity with under-cabinet lighting
- Solid-surface countertop with 2 integrated sinks
- Garden bathtub
- Walk-in shower with tile walls and glass bypass doors
- Exhaust fan



BEDROOM 2

- Size: 15'7" x 12'11" + 7' x 5'10"
- Carpet
- Ceiling fan with light
- Walk-in closet



ENSUITE BATH 2

- Size: 9'8" x 5'11"
- Tile floor
- Recessed ceiling lights
- Floating vanity with under-cabinet lighting
- Solid-surface countertop with integrated sink
- Bathtub/shower with tile walls
- Exhaust fan



LAUNDRY ROOM

- Size: 6'9" x 5'7"
- Tile floor
- Maytag washer and dryer
- Utility sink
- Upper cabinets



7681 BERGAMO AVENUE

POOL

- Size: 16'10" x 8'10"
- PebbleTek with tile border

POOL PATIO

- Size: 26'5" x 18'11"
- Flocrete floor
- Screened in
- Retractable awning

2-CAR GARAGE

- Size: 20' x 20'
- Painted concrete floor
- Automatic garage door
- Metal hurricane shutter system storage

EXTERIOR FEATURES

- Brick paver driveway and walkway
- Mature landscape
- Property backs up to nature preserve
- Solar landscape lights
- Gutters/downspouts
- Hurricane shutter system
- Tile roof

Nancy Endara | 941.323.1700
nancy.endara@premiersir.com
peterglaughlin.com

