

THE WOODLANDS AT RIVENDELL

755 FORDINGBRIDGE WAY



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Enjoy your Sarasota lifestyle in this light and breezy home nestled in the Woodlands at Rivendell, a naturally-balanced neighborhood in a prime location right next to Pine View School for the Gifted and just minutes to beautiful Gulf beaches, fine dining, shopping, golf and marinas.

The well-designed floorplan has 3 bedrooms, 2 baths, den, and living areas perfect for entertaining. Luxury details include 10-ft. ceilings, crown molding, whole-house air purification, open concept living area, screened-in pool and integrated security system. The expansive great room opens to a covered patio creating the perfect space to enjoy indoor-outdoor living. The open kitchen has eat-in counter, hard-surface countertops, oversize granite sink and large pantry. The master retreat is fabulous with two walk-in closets, and ensuite bath with dual vanities, jetted tub and walk-in shower. Outside, the screened-in, heated pool/spa features in-floor automatic cleaner and automatic fill/overflow system.

This fresh and open, light-filled beauty sits in a natural setting with mature landscaping and backs up to a wooded area. The popular walk/jog/bike Legacy Trail is easily accessible. Other nearby amenities include Oscar Scherer State Park, historic Spanish Point, Casey Key Marina and the ever-popular Casey Key Fish House. Rivendell at the Woodlands is gently cradled by Florida's natural beauty, nestled among 400 acres of lakes, preserves and open spaces. Amenities include walking trail, community pool, playground, park and gazebo. Come home to casual luxury in a private, natural setting.

**Be sure to look at photos of this townhouse at:
peterglaughlin.com/755-fordingbridge-way**

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THE WOODLANDS AT RIVENDELL

- Natural setting close to in-town amenities
- Deed restricted community
- Bordered by Oscar Scherer State Park
- 400 acres of lakes, preserves and open spaces
- Walking trail, community pool, playground, parks and gazebo
- Streetlights, sidewalks and underground utilities
- Close proximity to the Legacy Trail for bikers and walkers
- Minutes to local golf courses and beaches
- Pine View School for the Gifted is next door

EXTERIOR FEATURES

- Brick paver driveway and walkway
- Mature landscape
- Property backs up to wooded area
- Gutters/downspouts
- Tile roof

RESIDENCE FEATURES

- 2,226 sq. ft. A/C | 2,828 sq. ft. total
- 3 bedrooms + office, 2 baths
- Inside laundry room
- AprilAire whole-house air cleaner
- Covered patio
- Screened-in pool with automatic in-floor cleaner and fill/overflow systems
- In-wall pest control system
- Glass-Gard protection film on all windows
- Integrated security system for home security, smoke/fire detection and medical alerts



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COVERED ENTRY

- Size: 7'11" x 6'3"
- Paver brick floor
- Recessed ceiling light



FOYER

- Size: 8'7" x 19'6"
- Ceramic tile floor
- Crown molding
- Full-glass, double entry doors with transom



GREAT ROOM

- Size: 17'6" x 14'6"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Tray ceiling
- Crown molding
- Sliding glass doors to covered patio



DINING ROOM

- Size: 11' x 10'
- Ceramic tile floor
- Chandelier
- Crown molding

DEN

- Size: 12'2" x 11'4"
- Carpet
- Crown molding
- Sliding glass doors to covered patio



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KITCHEN

- Size: 14'4" x 11'6"
- Ceramic tile floor
- Recessed ceiling lights
- White cabinets with white Corian countertops and tile backsplash
- Black granite, double-bowl sink with pull-out faucet and garbage disposal
- GE Profile stainless steel appliances:
 - Range with glass cooktop
 - Double ovens (lower oven is convection)
 - Over-range microwave with vent
 - Side-by-side refrigerator/freezer
 - Dishwasher
- Closet pantry
- Glass block detail on exterior wall for natural light



LAUNDRY ROOM

- Size: 7'9" x 5'7"
- Ceramic tile floor
- Utility sink



MASTER BEDROOM

- Size: 22'6" x 12'9"
- Wood-look laminate floor
- Ceiling fan
- Tray ceiling
- Crown molding
- Sliding glass doors to covered patio
- 2 walk-in closets



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ENSUITE MASTER BATH

- Size: 9'2" x 10'1"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan
- 2 vanities with Corian tops
- Jetted tub
- Walk-in shower with tile floor/walls and glass enclosure
- Water closet
- Linen closet
- Exhaust fan



BEDROOM 2

- Size: 10'8" x 12'2"
- Carpet
- Ceiling fan with light
- Crown molding



BEDROOM 3

- Size: 11' x 12'2"
- Carpet
- Ceiling fan with light
- Crown molding

BATH 2

- Ceramic tile
- Recessed ceiling light
- Vanity with Corian top
- Bathtub/shower with tile walls



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BEDROOM WING VESTIBULE

- Linen closet
- Storage closet

2-CAR GARAGE

- Size: 18'8" x 20'6"
- Painted concrete floor
- Automatic garage door

COVERED PATIO

- Size: 15'10" x 8'4":
- Flocrete floor
- Recessed ceiling lights
- Ceiling fan with light
- Screened-in

POOL/SPA

- Size: 14' x28' (irregular)
- Gunite with tile border
- MagnaSweep automatic in-floor cleaner
- Automatic fill and overflow system
- Pool alarm on sliding glass doors to pool
- Heater (propane gas)



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