



\$ 2,195,000



1713 North Dr, Sarasota, FL 34239

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: A4584795
- » Single Family | 3,227 ft² | Lot: 14,810 ft²
- » More Info: 1713NorthDr.IsForSale.com



Denise Mei
 941.685.3198
denisemei@michaelsaunders.com
<http://meiteam.michaelsaunders.com/>

Michael Saunders & Company

LICENSED REAL ESTATE BROKER

Sales Office
 5100 Ocean Blvd
 Sarasota, FL 34242
 (941) 349-3444

Remarks

Historic Cherokee Park: This prime, "West of the Trail" property with oak-lined boulevard streets and decorative light posts is located near Southside Village. At 20 feet elevation, this property has NO HISTORY OF FLOODING. Situated on a picturesque lot, this home with a guest house boasts privacy and tranquility; surrounded by mature landscaping that provides a serene oasis. Both the main house and guest house have brand new roofs. The main house has three bedrooms with two and a half baths, while the guest house has one full bath and kitchenette; totaling 3227 square feet. Entering the home through the gated flagstone courtyard, you will find the openness of the home with authentic Saltillo tile flooring. The master bath has travertine flooring, dual sinks on a granite countertop. The guest bath flooring has custom multicolor tiles; embracing the "vintage" feel. The kitchen has granite countertops with stainless steel appliances, including a French door refrigerator/freezer, (purchased in 2022), and combination microwave/air fryer/convection oven with a Bluetooth-communicating combination range/oven/convection oven, (purchased in 11/2023.) The guest house flooring is wood looking wide ceramic tile. Three wood burning fireplaces. (two in the main house and one

