



\$ 1,950,000



1713 North Dr, Sarasota, FL 34239

- » Beds: 4 | Baths: 3 Full, 1 Half
- » MLS #: A4584795
- » Single Family | 3,227 ft<sup>2</sup> | Lot: 14,810 ft<sup>2</sup>
- » More Info: [1713NorthDr.IsForSale.com](http://1713NorthDr.IsForSale.com)



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#### Remarks

Under contract-accepting backup offers. 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. There is a low annual HOA and no CDD's. 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 with certified GAF 25-year warranties. The main house has three bedrooms with two and a half baths, while the guest house has one full bath and kitchenette; totaling 3,227 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, an open travertine shower and a tub. 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 (2022), and combination microwave/air frver/convection oven with a Bluetooth-communicating combination range/oven/convection oven (11/2023.) The guest

