

**2813 MIDNIGHT PEARL DRIVE**

2813 MIDNIGHT PEARL DR, SARASOTA, FL 34240

**\$380,000**

*150 Years*

JOHN D WOOD & CO.

London, Country & International Property

## 2813 MIDNIGHT PEARL DRIVE

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FL 34240

Price Improvement! Built in 2022, this end-unit townhome looks and feels brand new, offering a bright, open floor plan with tasteful improvements and beautiful light and bright Florida white cabinetry! Take peace of mind and receive insurance discounts with an insulated storm rated front door and heavy gauge metal shutters! Inside, the stylish kitchen features granite countertops, Stainless Steel appliances, subway tile backsplash, a walk-in pantry, and more! Sparkling large ceramic tile fill the first floor and upper floor bathroom spaces.

**Garage Count: 1 Car Garage,**  
**Sewer: Public,**  
**Cooling: Central A/C,**  
**Water: City Water**

**\$380,000**



Energy efficient insulation blown in to the newer Roof, newer Hot Water Heater and newer HVAC system have all been well maintained and keep your home comfortable. Low E, energy efficient double pane, tinted windows keep your home cool in the summer and warm in the winter. Upstairs, spacious separate bedrooms and a flexible loft provide room to relax, work and unwind. Enjoy added privacy with poured concrete block construction and a concrete party wall. You'll appreciate everyday conveniences including a smart-home package, washer/dryer inside, one-car garage and two exterior parking spaces. The screen enclosed lanai open to the green belt is a wonderful private outdoor space to cookout, relax in the fresh air and enjoy Florida, . Residents enjoy a gorgeous resort-style pool, fitness center, dog park, playground and more. Minutes from Waterside Place, Lakewood Ranch, UTC, Downtown Sarasota, and the world renowned beaches! No CDD fees and low HOA dues make this gorgeous home a standout value! Call today to schedule a private tour and see for yourself! Restrictions for lender contribution apply.



