

5260 HERON WAY UNIT 202

5260 HERON WAY, SARASOTA, FL 34231

\$444,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Discover an unparalleled lifestyle at The Landings, a highly sought-after community perfectly positioned just moments from the world-renowned Siesta Key beaches and the vibrant cultural scene of spectacular downtown Sarasota. This exquisite 3-bedroom, 2-bath residence combines low-maintenance condo living with single-family home amenities, featuring an inviting open floor plan and soaring high ceilings. Move-in ready and fully upgraded, the home boasts brand-new luxury vinyl flooring and modern light fixtures. The heart of the home, a chef's kitchen, is completely new, showcasing extra-tall cabinetry, elegant granite countertops, and a full suite of stainless steel appliances .

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

\$444,900



Guest bathroom has been fully remodeled with high-end finishes. Additional peace of mind comes with a new water heater and a new garage door opener. The Association is well-maintained and financially sound, with no special assessments pending or anticipated. Recent community enhancements completed within the last two years include new roofs and gutters, exterior building painting, and road resurfacing, reflecting the Association's commitment to preserving and enhancing property values. Enjoy leisurely strolls along the brand-new, eco-friendly nature path with Kayak launch to the Intercoastal Waterway, all security gates and security systems upgraded complete with 24 hour gate guard. Further adding to its appeal, this residence experienced no damage from the recent hurricanes, providing buyers with additional confidence and peace of mind. Located close to A-rated school district, this property offers the ultimate Florida lifestyle, blending convenience, luxury, and peace of mind. Schedule your private showing today!



