



3628 MINEOLA DR (MLS#:A4430633)

PRICE: \$440,000

Address#: 3628 MINEOLA DR  
Zip Code: 34239  
Style: Single Family Residence  
Bedrooms: 2  
Living Area: 1780.00  
Year Built: 1960  
Acreage(acs): 0.29  
Waterfront: Yes  
Subdivision: SOUTH GATE

City: Sarasota  
Type: Residential  
Status: Active  
Bathrooms: 2  
  
Lot: 12803  
  
County: Sarasota County

### PROPERTY DESCRIPTION

\* FREE AMERICAN HOME SHIELD HOME WARRANTY FOR 1 YEAR INCLUDED \* The latest offering on the Phillippi Creek and the most affordable waterfront home available, boating water, just 25-30 minutes to the ICW under three bridges. This currently 2 bedroom layout could easily be converted to 3 bedrooms. Boat dock in place, add a boat lift to fit your needs. Beautiful creek views on this oversized lot. Nicely landscaped and great location on a cul-de-sac. South Gate offers a very convenient location and an optional homeowners association. The association does have a pool located in the circle at Tuttle and Siesta Dr. Walk to Westfield Siesta Key Mall, bike to local beaches. This home features nicely appointed stainless appliances, ceramic tile throughout and a charming fireplace. The back yard has a large open brick paver patio with views of the water. Excellent tenant currently in place would like to stay, but optional. Currently month to month. Call today for your private showing.

### ADDITIONAL FEATURES

Exterior Construction:	block
Roof:	Shingle
Community Features:	pool
Interior Features:	ceiling fans(s), window treatments
Heating and Fuel:	central, electric
Utilities:	bb/hs internet available, cable available, electricity connected
CDOM:	1
Garage/Carport:	1
Total Building:	3122.00
Water Frontage:	Y
Pets Allowed:	Yes
Garage Features:	driveway, garage door opener
Total Acreage:	1/4 Acre to 21779 Sq. Ft.
Foundation:	Slab
Zoning:	RSF1
Air Conditioning:	central air
Floor Covering:	ceramic tile



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## IMAGES

