



Regal Real Estate Professionals
7726 W. Sandlake Rd, Orlando Florida,
32819



+1 407-749-0700



info@regalrealtyorlando.com

261 CALMAR WAY (MLS#:N6109843)

PRICE: \$327,035

Address#: 261 CALMAR WAY

Zip Code: 34275

Style: Single Family Residence

Bedrooms: 2

Living Area: 1816.00

Year Built: 2020

Acreage(acs): 0.15

Waterfront: No

Subdivision: TOSCANA ISLES

City: North Venice

Type: Residential

Status: Active

Bathrooms: 2

Lot: 5750

County: Sarasota County

PROPERTY DESCRIPTION

ENJOY PRIVACY ON THIS LARGE LOT! This brand new, Clifton plan is 1816 sf and has 2 bedrooms + a den and 2 full baths. This home features a great room, screened in lanai, two car garage and many upgrades throughout. The kitchen is light and bright with light cabinets. Toscana Isles is a gated and maintenance provided community with low fees. The Clubhouse offers residents an infinity edge pool, work out room, party room, billiard room and bar area, tennis, pickle ball, playground, dog park and a full time Activities Director. This community is designed for active lifestyle, including fishing, kayaking and canoes on a 60 acre lake. All centrally located, close to Venice Island and its fabulous beaches, restaurants and shopping. **Photos are not of actual home. Homes will vary as built.**

ADDITIONAL FEATURES

Exterior Construction:	block, stucco
Roof:	Tile
Community Features:	dock, fitness center, gated, maintenance, playground, recreation facilities, tennis court(s)
Interior Features:	crown molding, living room/dining room combo, master bedroom downstairs, open floorplan, solid surface counters, solid wood cabinets, tray ceiling(s), walk-in closet(s)
Heating and Fuel:	central, electric, heat pump, radiant ceiling
Utilities:	bb/hs internet available, cable available, electricity connected, public, street lights, underground utilities
Garage/Carport:	1
Total Building:	2466.00
Water Frontage:	N
Pets Allowed:	Yes
Garage Features:	garage door opener
Total Acreage:	Up to 10,889 Sq. Ft.
Foundation:	Slab
Air Conditioning:	central air
Floor Covering:	carpet, ceramic tile



CHRISTIE'S
INTERNATIONAL REAL ESTATE



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ROOMS

Additional Rooms:

Attic, Den/Library/Office, Family Room, Great Room, Inside Utility

IMAGES

