



\$ 1,225,000



1672 Shoreland Dr, Sarasota, FL 34239

- » Beds: 3 | Baths: 2 Full
- » MLS #: A4677896
- » Single Family | 2,266 ft<sup>2</sup> | Lot: 13,939 ft<sup>2</sup>
- » More Info: [1672ShorelandDr.IsForSale.com](http://1672ShorelandDr.IsForSale.com)



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#### Remarks

Don't miss this opportunity to own a "West of the Trail" home in one of Sarasota's most sought-after neighborhoods on a tree-lined quiet street. This three-bedroom residence features a desirable split-bedroom floor plan and a spacious living room that opens to a screened, caged swimming pool surrounded by brick pavers--perfect for indoor/outdoor living. The home also offers a comfortable family room with a wood-burning fireplace, a separate dining room with access to a paved backyard patio, and a breakfast bar that connects to the gally-style kitchen. Abundant storage and closet space galore can be found throughout, including built-in cabinetry in the primary bedroom and family room. Roof and water heater were replaced in 2016, pool pump/filter and pool sweep replaced in 2024. The home's excellent curb appeal is highlighted by mature oak trees, lush tropical vegetation, blooming azaleas, and a circular driveway plus a two-car garage which provides additional storage. This inviting property offers both charm and functionality - an ideal place to call home.

