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Providing caring, quality, professional service as the agent with the highest volume sales in Venice from 2008-2024 with over \$175 million in sales! Specializing in Gated, Golf course and Luxury Home communities. Seventeen year winner of Five Star Best in Customer Satisfaction Award. Let me guide you through your real estate sale or purchase today!

SARASOTA NATIONAL



SPECTACULAR PANORAMIC LAKE AND PRESERVE VIEWS! SUNSET EXPOSURE! MUST SEE! Now is your chance to live on one of the best lots in Sarasota National. Sunset exposure with magnificent views. Your own private pool with water feature. Spacious lanai with outdoor kitchen. All the things that encompass the Florida Lifestyle. This floor plan offers 3BD/2.5BA/Den/Bonus area/2CG. UPDATED KITCHEN/BATHS/LAUNDRY MARCH 2024. AC 2020. HURRICANE SHUTTERS. This property comes with 2 GOLF MEMBERSHIPS!! No initiation Fee. **\$725,000**

PELICAN POINTE



DON'T MISS THIS OPPORTUNITY to own a home in Pelican Pointe with SPECTACULAR LAKE VIEWS and the most popular floor plan in the community!! NEW ROOF. HURRICANE SHUTTERS. 2BD/2BA and DEN. Very open floor plan with high ceilings, grand arches, double tray ceilings, and crown molding. GORGEOUS VIEWS from all main rooms. East/South Exposure for a cheery bright home all day long. PRIVATE POOL. Gorgeous lanai with Travertine tile. Clearview Screening enhances the view and was just re-screened in 2025. IMPACT GARAGE DOOR. IRRIGATION WELL replaced 2022. AC 2020.TURNKEY Furnishings Negotiable. SEE THIS HOME TODAY BEFORE IT IS GONE!! Not in Florida to see? 3D Walk through at : <https://my.matterport.com/show/?m=NHmfrkrcVH6h> **\$665,000**

SARASOTA NATIONAL



SPECTACULAR LAKE VIEW! Located on one of the largest lakes in Sarasota National. This is the view they used to sell this community!! SOUTHWEST Exposure for dramatic SUNSET VIEWS! What a great way to spend the end of the day! Cool off in your own PRIVATE POOL, SOAK IN THE HOT TUB, or Happy Hour and Grill at your OUTDOOR KITCHEN TO ENJOY THE SUNSET! This home is great for entertaining guests. Everything you need is on the first floor. Open living room with high ceilings, spacious kitchen and breakfast nook, separate den/office, master bedroom with en suite bath, formal dining, laundry room, and garage entry, all on the FIRST FLOOR. Send your guests upstairs to the 2 very spacious guest rooms and guest bath. Extra bonus room upstairs could be used for multiple purposes- currently used as an office. Home was Custom Designed and TURNKEY FURNISHINGS ARE NEGOTIABLE. All you have to do is bring your personal items and move right in. 3D Walk through at: <https://my.matterport.com/show/?m=7jpCwFHEB3A> **\$650,000**

SAWGRASS



Must see this SPECTACULAR home today!! Great location sitting in the MAINTENANCE FREE section of Sawgrass. TURNKEY furnishings are negotiable so just bring your toothbrush!! This home has been beautifully custom decorated with a loving hand. Tile flooring throughout main areas. I&J built home with custom niches and high ceilings. Step out on to your paved lanai and take a swim in your private pool overlooking golf course and lake. 3D WALK THROUGH AT : <https://my.matterport.com/show/?m=KZBH3T6dFJG> **\$599,000**

MILANO



DON'T WAIT TO SEE THIS MAGNIFICENT HOME TODAY! Located on a short cul de sac street with little drive through traffic. Boasting a GORGEOUS LAKE VIEW from the extended paved lanai with SPECTACULAR SUNSETS through the CLEAR VIEW SCREEN!! Large lot has been transformed with tropical trees and landscaping to create a peaceful and serene tropical oasis. Perfect for watching wild life. Pocket sliders to lanai to open up the whole inside to outside. Beautiful home with 18" PORCELAIN TILE throughout main areas of home and hardwood in the den up front. Loaded with upgrades this home also features crown molding, tray ceilings, designer fans and fixtures, 4" PLANTATION SHUTTERS and 8' Doors throughout. Kitchen shines with upgraded cabinets, under cabinet lighting, extra recessed lighting, Zodiac counter tops, tile backsplash, stainless steel appliances, and the stove is GAS run for those chefs in the family. 3BD/3BA/DEN. NO REASON TO WORRY ABOUT HURRICANES, HOME WAS BUILT WITH HURRICANE IMPACT WINDOWS AND PROPERTY COMES WITH WHOLE HOUSE KOHLER GENERATOR IF THE LIGHTS DO FLICKER. Electrical system was upgraded. Check out the 3D walk through tour at: <https://my.matterport.com/show/?m=vBf6oLXSd6> **\$599,000**

PELICAN POINTE



Fantastic Pool home located in one of the most coveted areas of Pelican Pointe. 3BD/2BA/2CG. Tranquil lake views with a fountain spray in the middle (the only lake to have one). Private pool and large lanai for outdoor enjoyment and entertaining. Beautiful curb appeal as you drive up to the home surrounded by tropical landscape. NEW ROOF. HW 2021. 3D Walk through at : <https://my.matterport.com/show/?m=XsNAE9JfEqe> **\$599,000**

SARASOTA NATIONAL



SOLAR HEATED POOL WITH A SOUTHWEST EXPOSURE AND TRULY SPECTACULAR LAKE VIEWS!! Milan floor plan has 2BR/2BA and a SEPARATE FLEX ROOM that has multiple uses and can be whatever you prefer. Often used as an office space or den with a pull out sofa for extra guests. The large open great room is the heart of the home, combining living room, kitchen, and dining room areas together for cozy gathering or all out entertaining space. The whole home is enhanced with a Neutral, Warm decor, high ceilings, crown molding, and 8 foot doors. Gourmet kitchen offers GRANITE counters, STAINLESS STEEL appliances/upgraded refrigerator, extra recessed lighting, and Island perfect for eating breakfast or setting out hors d'oeuvres and wine. HURRICANE SHUTTERS. Not in Florida to see it in person? Go to the 3D Walkthrough at : <https://my.matterport.com/show/?m=heBGDXv4DTf> **\$575,000**

SAWGRASS



MUST SEE! Popular Belize floor plan offering 3BD/2BA or 2BD/Den depending on your needs. This I&J home is filled with extra niches and tray ceilings in the already high ceilings. Crown molding accents through main areas. Leaded glass front door with transom window above also lets in lots of light. Bask in the sunshine from your own PRIVATE pool and a SOUTHERN EXPOSURE. TURNKEY FURNISHINGS ARE NEGOTIABLE. Call for your appointment now. Not in Florida? Check out the 3D WALK THROUGH AT : <https://my.matterport.com/show/?m=YEpEiGvC43t> **\$575,000**

ISLANDWALK



Popular Oakmont floor plan 3BD/3BA/2CG. Located at the end of the Cul De Sac toward the end of Hammerhead with beautiful views of lakes, Venetian style bridges, and tropical landscaping. Enjoy your views from the large extended lanai- plenty of space and perfect for entertaining. Great room Open floor plan with high ceilings makes the space seem never ending and lots of windows let in the natural light to make this a bright and cheery place to be. TURNKEY FURNISHINGS NEGOTIABLE. 3D WALKTHROUGH AT : <https://my.matterport.com/show/?m=wh7a5XoncPi> **\$550,000**

PELICAN POINTE



MOVITATED SELLER, Spacious open views of pool, yard, trees, and golf course. 3BD/2BA great room floor plan. Lots of space in this beautiful, well maintained original owner home. Nice and bright with tons of windows and sliders, plus Sunset exposure for spectacular views. Large lanai and your own private pool. Property has been re-plumbed. AC 2022. 3D Walk through at: <https://my.matterport.com/show/?m=RRTWEiy3DpZ> **\$525,000**

SARASOTA NATIONAL



Motivated Seller.This home just built in 2022 and now available for quick move in. The popular MILAN floor plan 2BD/2BA/DEN/2CG with Lake and Greenscape views, No houses behind you! Open floor plan with tons of windows and light- bright and sunny with SOUTHWEST exposure. 2 GOLF MEMBERSHIPS COME WITH THIS PROPERTY. Furnishings available. 3D Walkthrough at: <https://my.matterport.com/show/?m=GGFBdSjqed9> **\$425,000**

PELICAN POINTE



NOW AVAILABLE!! NEW ROOF! Come see this 3BD/2BA/2CG villa that offers a large open floor plan that has many design options. Currently set up as dining room and living room. Others set up as expanded living space with no formal dining room. Tile flooring throughout main areas. carpets in bedrooms. Spacious kitchen offers QUARTZ countertops, Wood cabinetry, and STAINLESS STEEL appliances. Tons of counter space, cabinets, and extra room to work. Bar counter seating and Adjacent to sunny breakfast nook. Skylight in ceiling lets the natural light come through all day. Living area leads out to private extended lanai over looking grassy area and new plantings by neighborhood that will be growing taller and taller to create a fantastic nature view. Roll down hurricane shutter for lanai. 3rd bedroom is a multi-purpose room with built in desk and cabinets, plus Murphy Bed for those extra guests. Property has a BRAND NEW ROOF, only weeks old. NEW AC. Plantation shutters and Silhouette shades grace the windows. Crown molding and neutral colors make this villa move in ready. FRESHLY PAINTED. LOCATED IN THE POPULAR PAIRED VILLA SECTION OF PELICAN POINTE. 3D WALK THOUGH TOUR AT: <https://my.matterport.com/show/?m=XLSev6xGUH> **\$399,000**

PELICAN POINTE



Rarely available 3B/2BA/2CG in Pelican Pointe. Open style floor plan with tile flooring throughout the villa. Windows on the South side of the villa create tons of natural light. HURRICANE SHUTTERS. HOT WATER HEATER 2025. Furnishings Negotiable. 3D Walk through at: <https://my.matterport.com/show/?m=KycT69VxYl1m> **\$375,000**

PELICAN POINTE



DON'T WAIT TO SEE THIS VILLA!! 2BD/2BA WITH HIGH END UPGRADES. NEW ROOF. Open floor plan with Porcelain tile throughout the home. Kitchen updated with granite counters, glass tile back splash, stainless steel appliances, and pendant lights over bar counter. Extended living space offers room for office, dining room, or whatever your vision can see. Spacious master bedroom with en suite bath and walk in closet. Bathroom updated with granite counters, mirror, lighting and fixtures. Plantation shutters throughout the villa. Updated fixtures and fans. NEW ROOF- only 2 years old. Property is replumbed. 3D Walk through at: <https://my.matterport.com/show/?m=AnKaJR64nqy> **\$350,000**

PELICAN POINTE



THIS VILLA COULD BE YOURS!! A fabulous opportunity in the ever popular Pelican Pointe. DON'T MISS OUT! Whether you are going to be a part time or full time resident- this residence offers peace of mind with HURRICANE WINDOWS AND A NEW ROOF that was put on just 2 years ago. Open great room floor plan that has a combination of layout possibilities. UPDATED KITCHEN TURNKEY FURNISHINGS ARE NEGOTIABLE. Washer and Dryer 3 years. Water Heater 2.5 years. Exterior of buildings and front doors were just painted. VILLAS ARE MAINTENANCE FREE. 3D Walk through at: <https://my.matterport.com/show/?m=K7j5ToL6Xz4> **\$335,000**

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