



**A4481469**

**2003 SHADE AVENUE SARASOTA, 34239**

County: Sarasota  
 Subdiv: PURTZ SUB  
 Beds: 3  
 Baths: 2/0  
 Pool: Community  
 Style: Single Family Residence  
 Const Status: Completed  
 Acreage: 1/4 to less than 1/2  
 Garage: Yes Attch: Yes Spcs: 1 Carport: No Spcs:  
 Garage/Carport: Boat Parking, Driveway, Ground Level, Off Street Parking  
 Location: In City Limits, Oversized Lot, Sidewalks, Street Paved

Status: Active  
 List Price: \$374,000  
 Year Built: 1978  
 Special Sale: None  
 ADOM: 7  
 CDOM: 7  
 Proj Comp Date:  
 Pets:  
 SqFt Heated: 1,797  
 Total SF: 2,100  
 LP/SqFt: \$208.12

Spacious, updated in Arlington Park! Unpack & relax in this freshly painted, move-in ready concrete block home with three walk-in closets & an oversized lot just in time for all the Christmas toys! Large eat-in kitchen, very large family/bonus room, dedicated dining room & relaxing entry living room allow for creative use of space for work or school from home opportunities. Renovations throughout include gorgeous handscraped engineered wood floors, textured plaster ceilings, windows & doors, 2012 water heater, recessed lighting, granite countertops, bathrooms with a clawfoot tub in the guest bath, & cherrywood cabinets, undermount farmhouse sink & stainless steel appliances in the kitchen. Brand new 2020 roof with third nail & tiedown safety features as well as a 2018 HVAC, plumbing updates & flood zone X for peace of mind and immediate savings. The large fenced-in yard offers space in both side yards to store your boat AND a canned ham camper or even a full-sized RV--& still plenty of room for a pool, a playset & a She-Shed! Low maintenance landscaping, extra long driveway, sidewalks throughout the neighborhood & Arlington Park's pool, playground, tennis courts, dog park & gorgeous paved trails are literally right around the corner. Walk or bike to our beloved Southside Elementary, Brookside IB Middle School or Sarasota High's advanced education opportunities including MaST, Cambridge AICE & more. Centrally located between the shops & restaurants on Siesta Drive, Hillview's Southside Village & just shy of 2 miles to beautiful downtown Sarasota (& the Legacy Trail extension coming soon!), the coveted Arlington Park neighborhood is sure to welcome you home.

\*\*\*3D Matterport tour for your convenience: [bit.ly/2003SShademedia](http://bit.ly/2003SShademedia). Floorplan & private video tours/calls available upon request. Here to help those near or far.

**Land, Site, and Tax Information**

SE/TP/RG: 32/36S/18E Subd #: 1529 Tax ID: 0056020064 Taxes: \$3,938 Auction: Homestead: No Alt Key/Folio: Lot Dimensions: 104x102 Water Frontage: Legal Description: LOT 6 PURTZ	Zoning: RSF2 Future Land Use: Zoning Compatible: Tax Year: 2019 Auction Time: Complex/Community Name:  Lot Size Acres: 0.25	Section #: Block/Parcel: 24 Front Exposure: West Lot #: 6 Other Exemptions: Additional Parcels: No Ownership: Fee Simple Flood Zone Code: X Waterfront Feet: 0	Floor Number: CDD: No Annual CDD Fee: Land Lease Fee: Plat Book/Page: 12
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**Interior Information**

Air Conditioning: Central Air  
 Heating and Fuel: Central  
 Fireplace: No  
 Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Phone Available, Sewer Connected, Street Lights, Water Connected  
 Sewer: Public Sewer  
 Water: Public  
 Interior Features: Ceiling Fans(s), Eating Space In Kitchen, Master Bedroom Downstairs, Solid Surface Counters, Thermostat, Walk-In Closet(s)  
 Appliances Included: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Additional Rooms: Family Room, Formal Dining Room Separate

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Living Room	18x14	Dining Room	13x10	Kitchen	15x12	Family Room	25x15
Master Bedroom	14x14	Bedroom 2	13x10	Bedroom 3	12x11	Master Bathroom	8x6
Bathroom 2	9x7						

**Exterior Information**

Exterior Construction: Block  
 Roof: Shingle  
 Exterior Features: Fenced  
 Description:  
 Garage Dimensions: 20x10

**Community Information**

Other Fees:  
 HOA Fee:  
 Community Features: Park, Playground, Pool, Sidewalk  
 Elementary School: Southside Elementary  
 HOA Payment Schedule:  
 FCHR Web:  
 Middle Or Junior School: Brookside Middle  
 Monthly Maint Fee:  
 Max Pet Wt:  
 High School: Sarasota High  
 Housing for Older Persons: False  
 Pet Rest: See city and county public records for

**Realtor Information**

For more information on this or any other properties please contact:



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Directions: From 41, head EAST on Webber to LEFT on Shade. From I-75, head WEST on Webber to RIGHT on Shade. Home is a few blocks down on RIGHT.