



A4479110

7330 REGINA ROYALE #76 SARASOTA, 34238

County: Sarasota
Subdiv: MARA VILLA
Beds: 2
Baths: 2/0
Pool: Community
Style: Condominium
Const Status: Completed
Acreage: 2 to less than 5

Status: Active
List Price: \$276,500
Year Built: 1990
Special Sale: None
ADOM: 3
CDOM: 3
Proj Comp Date:
Pets: Number Limit, Yes
SqFt Heated: 1,560
Total SF:
LP/SqFt: \$177.24

Garage: Yes **Attch:** Yes **Spcs:** 1 **Carport:** Yes **Spcs:** 1
Garage/Carport: Assigned Parking, Covered Parking, Driveway, Electric Vehicle Charging Station(s), Garage Door Opener, Guest Parking, Off Street Parking, Open Parking, Under Building, Workshop in Garage
Location: Near Golf Course, Sidewalks, Street Dead-End, Street Paved, Street Private

Luxuriously updated condo with spectacular sunset views in TPC Prestancia! Freshly painted, picture-perfect & move-in ready for your next Florida adventure within the peace & quiet of this natural luxury lifestyle community. Find convenience at it's finest in gorgeous Mara Villa & you'll never want to leave your stunning sunset view. Recently renovated custom kitchen & baths, solid slate, granite & marble accents, plantation shutters throughout & micro lighting are a discreetly modern take on a classic Mediterranean Revival design. The spacious open kitchen is fitted with warm custom wood cabinets, slide-out shelves, granite counters, breakfast bar & a smooth black chrome appliance package with built-in oven & convection microwave. The double-sided marble fireplace between the great living room & breakfast nook/den is an extravagant condo attribute, setting the perfect cosy-at-home mood. The generous master suite with lots of closet space & a bathroom lavish enough for a Bertha Palmer grand estate is spacious for sharing if you must. Unique exterior bonus features include semi-private elevator with private foyer, 2 screened in patios up in the Royal Poinciana treetop, an open-air front porch, 1 car garage (easily adaptable for EV charging station), assigned parking under the building & a private storage room for your outdoor toys. Easy condo living without sacrificing your privacy, storage, garage or canine best friends (two of any size allowed!) Voluntary club membership levels available starting at \$1k offer two 18 hole world-renowned TPC Audubon Cooperative Golf Sanctuary courses, social events & a delicious dining experience with preserve golf views. No CDD fees & the community fees cover practically everything--making for a true worry-free home away from home or the perfect home to age in place. Lush, perfectly manicured Selby-like gardens, a private hamlet pool & courtyard just for Mara Villa, *all* exterior insurance, maintenance & replacements (roof & windows included!), common areas throughout beloved Prestancia, 24 hour/day monitored & gated security patrols, association & property management as well as water, sewer, trash, well-funded reserves for upgrades, replacements & more. Close to the Siesta Key #1 Beach, easy access to I-75, Costco, shopping, dining, the YMCA and more. Very conveniently located minutes from the Legacy Trail leading through Oscar Scherer State Park all the way to Venice Island. Natural luxury & Florida at it's finest. Welcome home to a resort-like vacation every day!

***3D Matterport tour for convenience & safety: bit.ly/7330Regina3DTour. Floorplan & private video tours/calls available upon request. Here to help those near or far.

Land, Site, and Tax Information

SE/TP/RG: 23/37S/18E
Subd #:
Tax ID: 0115121076
Taxes: \$1,944
Auction:
Homestead: No
Alt Key/Folio:
Lot Dimensions:
Water Frontage:
Legal Description: UNIT 76 MARA VILLA

Zoning: RSF2
Future Land Use:
Zoning Compatible:
Tax Year: 2019
Auction Time:
Complex/Community Name: PRESTANCIA

Section #:
Block/Parcel:
Front Exposure: East
Lot #: 0
Other Exemptions:
Additional Parcels: No
Ownership: Condominium
Flood Zone Code: X
Waterfront Feet: 0

Floor Number: 3
CDD: No
Annual CDD Fee:
Land Lease Fee:
Plat Book/Page: 29-12

Interior Information

Air Conditioning: Central Air
Heating and Fuel: Central
Fireplace: Yes/Family Room, Living Room, Wood Burning

Utilities: BB/HS Internet Available, Cable Connected, Electricity Connected, Fire Hydrant, Phone Available, Sewer Connected, Sprinkler Well, Street Lights, Underground Utilities, Water Co
Sewer: Public Sewer
Water: Public

Interior Features: Built in Features, Ceiling Fans(s), Crown Molding, Elevator, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Solid Surface Counters, Solid Wood Cabinets, Thermostat, Walk-In Closet(s), Window Treatments

Appliances Included: Convection Oven, Dishwasher, Disposal, Dryer, Electric Water Heater, Microwave, Range, Refrigerator, Washer

Additional Rooms: Den/Library/Office, Great Room, Inside Utility, Storage Rooms

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Foyer	9x6	Living Room	20x17	Dining Room	15x8	Study/Den	11x10
Kitchen	18x13	Master Bedroom	18x14	Master Bathroom	16x9	Bedroom 2	14x12
Bathroom 3	8x5	Balcony/Porch/Lanai	12x5	Balcony/Porch/Lanai	9x8		

Exterior Information

Exterior Construction: Block
Roof: Tile
Pool: Child Safety Fence, Gunite/Concrete, Heated, In Ground, Lighting, Outside Bath Access
Exterior Features: French Doors, Irrigation System, Lighting, Sidewalk, Storage

Description: End Unit, Mid Rise
Garage Dimensions:
Pool Dimensions:

Community Information

HOA Fee Requirement: Required
Other Fees:
HOA Fee: 530.00
Community Features: Buyer Approval Required, Deed Restrictions, Gated Community, Golf Carts OK, Golf Community, No Truck/RV/Motorcycle Parking, Pool, Sidewalk, Waterfront
Fee Includes: 24-Hour Guard, Common Area Taxes, Community Pool, Escrow Reserves Fund, Fidelity Bond, Insurance, Maintenance Exterior, Maintenance Grounds, Maintenance Repairs, Manager, Pest Control, Pool Maintenance, Private Road, Security, Sewer, Trash, Water
Elementary School: Gulf Gate Elementary
Condo Fee: 1,850
HOA Payment Schedule: Quarterly
FCHR Web:
Pet Size Limit: Extra Large (101+ Lbs.)
Monthly Maint Fee: 0
Max Pet Wt:
of Pets: 2
Housing for Older Persons: False
Pet Rest: 2 pets without size restrictions. See p

Middle Or Junior School: Sarasota Middle
High School: Riverview High

Realtor Information



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