



A4481795

4801 EDMONT COURT SARASOTA, 34233

County: Sarasota
 Subdiv: EDMONT
 Beds: 3
 Baths: 3/0
 Pool: Private
 Style: Single Family Residence
 Const Status: Completed
 Acreage: 1/4 to less than 1/2
 Garage: Yes Attch: Yes Spcs: 3 Carport: No Spcs:
 Garage/Carport: Driveway, Garage Door Opener
 Location: In County, Sidewalks

Status: Active
 List Price: \$575,000
 Year Built: 2001
 Special Sale: None
 ADOM: 2
 CDOM: 2
 Proj Comp Date:
 Pets: Yes
 SqFt Heated: 2,656
 Total SF: 3,619
 LP/SqFt: \$216.49

Gorgeous, spacious, upgraded custom pool home in central Sarasota! The best of both worlds inside & out: a flexible split plan layout with private office/den, generous owner's retreat, great room, and a beautifully landscaped yard surrounding a large pool enclosure. 2017 total kitchen renovation features granite countertops, backsplash, self-closing drawers & cabinets, stainless steel appliances (wine fridge!), breakfast bar & wall-mounted pot filler faucet above stove with convection oven. Custom attributes include bamboo & tile flooring (no carpet!), recessed lighting, sound system, tall coffered ceilings with layers of crown molding, architectural archways, columns & more. Great natural light throughout & garden views from every window. The oversized breakfast nook could free up the formal dining room for additional living or work-from-home office space. The covered patio with Victorian blue ceiling & oversized screened-in saltwater pool/spa patio allow for multiple seating areas to entertain, relax & enjoy the lushly landscaped yard with tropical floral flair & accent lighting for lovely nights. Established & mature royal palms, bamboo, hibiscus, brightly colored crotons & more make for a surprisingly easy to maintain private oasis in the heart of town. Extra exterior attention to detail includes an outdoor shower, pool bath access & more practical concerns like a 19 SEER HVAC, three car garage, well for the yard, propane pool heater, storm shutters, impact rated master bedroom windows & sliders throughout, extra gutters with leaf covers & a custom built doggie door! Located in the coveted Ashton Elementary, Sarasota Middle & Riverview High school zone, Edgewater is close to both award-winning Siesta Key as well as Honore & I-75 for quick travel to restaurants, shopping & nature destinations north & south. Bonus: the long-awaited Legacy Trail extension will be 0.5 miles away & less than 2 miles to gorgeous Red Bug Slough! Welcome home to your new sanctuary.

***3D Matterport tour for your convenience: bit.ly/4801Edmontmedia. Floorplan & private video tours/calls available upon request. Here to help those near or far.

Land, Site, and Tax Information

SE/TP/RG: 11/37S/18E
 Subd #:
 Tax ID: 0091030026
 Taxes: \$3,962
 Auction:
 Homestead: Yes
 Alt Key/Folio:
 Lot Dimensions:
 Water Frontage:
 Legal Description: LOT 1 EDMONT

Zoning: RSF1
 Future Land Use:
 Zoning Compatible:
 Tax Year: 2019
 Auction Time:
 Complex/Community Name:
 Lot Size Acres: 0.37

Section #:
 Block/Parcel:
 Front Exposure: West
 Lot #: 1
 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: 40-3

Interior Information

Air Conditioning: Central Air
 Heating and Fuel: Central
 Fireplace: No

Flooring Covering: Bamboo, Ceramic Tile
 Security Features: Security System
 SqFt Heated Source: Public Records

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Propane, Underground Utilities
 Sewer: Public Sewer
 Water: Public

Interior Features: Ceiling Fans(s), Coffered Ceiling(s), Crown Molding, High Ceiling(s), Kitchen/Family Room Combo, Master Bedroom Downstairs, Open Floorplan, Solid Surface Counters, Split Bedroom, Stone Counters, Thermostat, Walk-In Closet(s), Window Treatments

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

Additional Rooms: Den/Library/Office, Formal Dining Room Separate, Great Room, Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Dining Room	15x12	Great Room	21x19	Kitchen	15x13	Master Bedroom	18x14
Office	11x10	Laundry	10x6	Dinette	11x9	Balcony/Porch/Lanai	24x9

Exterior Information

Exterior Construction: Block
 Roof: Tile
 Pool: Child Safety Fence, Gunite/Concrete, Heated, In Ground, Lighting, Outside Bath Access, Pool S
 Exterior Features: Hurricane Shutters, Irrigation System, Lighting, Outdoor Shower, Sliding Doors

Description: Corner Unit
 Garage Dimensions:
 Pool Dimensions:

Community Information

HOA Fee Requirement: Required
 Other Fees:
 HOA Fee: 850.00
 Community Features: Deed Restrictions, Sidewalk

Condo Fee:
 HOA Payment Schedule: Annually
 FCHR Web:

Pet Size Limit:
 Monthly Maint Fee:
 Max Pet Wt:

of Pets:
 Housing for Older Persons: False
 Pet Rest: Domestic pets only. Leashes required

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

Reator Information



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Directions: From McIntosh, turn EAST on Proctor to second RIGHT on Edgemont. Or, from Honore, head WEST on Proctor to second LEFT on Edgemont. Home is first on LEFT.