

\$365,000 - 340 Bernard Ave, Sarasota

MLS® #A4442251

\$365,000

3 Bedroom, 2.00 Bathroom, 1,856 sqft
Residential on 0 Acres

Ballentine Manor Estates, Sarasota, FL

NO FLOOD INSURANCE REQUIRED! This beautiful West of Trail home comes with friendly neighbors, wide sidewalks & a very large lot. Seven houses away is Sarasota Bay & its dazzling, magnificent sunsets. Just minutes to both downtown Sarasota and Bradenton, Lido Beach and the shops of St. Armands Circle. The neighborhood will impress you with its variety of homes, some built as early as the 1920's & continuing on to the most recent contemporary ones under construction today. No cookie cutter homes here! The front of the home is inviting with its covered porch, the huge backyard has two storage sheds, is beautifully landscaped & fully fenced. The screened pool was installed in 2003, the Rain Bird controller in 2017 & the metal roof in 2004 providing a 12' attic. Although the home was built in 1949, it has an effective date of 1966 due to upgrades to the electrical system, the addition of an air conditioning system & the sewer lines being upgraded to PVC. The irrigation system utilizes well water for low cost watering of the lush landscaping. Inside the home, the floor plan is fluid & can be adapted to your needs. A true split plan, the single bedroom at one end of the house can be used as a private suite with it's own entrance or as a master bedroom. The flexibility of usage of the other rooms is a big plus as they can be changed as your needs change. The kitchen is enormous, providing an eat-in area and storage that chef's can only dream of having. You need to



see this home & make it your own.

Built in 1949

Essential Information

MLS® #	A4442251
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,856
Acres	0.44
Year Built	1949
Type	Residential
Sub-Type	Single Family Home
Status	Sold
Price Per Sqft	\$197

Community Information

Address	340 Bernard Ave
Area	Sarasota
Subdivision	Ballentine Manor Estates
City	Sarasota
County	Manatee County
State	FL
Zip Code	34243
Community Features	Vehicle Restrictions, Deed Restricted
Pet Restrictions YN	Y
Pets Allowed YN	Y
Minimum Lease	No Minimum

Amenities

Utilities	BB/HS Internet Available, Cable Connected, Fiber Optics, Public, Sprinkler Well
Features	Vehicle Restrictions, Deed Restricted
Parking	Driveway
View	Level, Lot - Oversized, Sidewalk
Has Pool	Yes

Pool Gunite, In Ground, Lighting, Pool Sweep, Screen Enclosure, Tile

Interior

Interior Ceramic Tile, Wood

Interior Features Ceiling Fans(s), Crown Molding, Eating Space In Kitchen, Kitchen/Family Room Combo, Master Bedroom Downstairs, Split Bedroom, Stone Counters, Walk-In Closet(s), Window Treatments

Appliances Built-In Oven, Convection Oven, Cooktop, Dishwasher, Disposal, Dryer, Electric Water Heater, Exhaust Fan, Ice Maker, Microwave, Range Hood, Refrigerator, Washer

Heating Central, Electric, Heat Pump

Cooling Central Air

Fireplace Yes

Fireplaces Decorative, Living Room

Stories One Story

Interior Layout Attic, Formal Dining Room Separate, Formal Living Room Separate, Great Room, Inside Utility, Eating Space In Kitchen, Kitchen/Family Room Combo, Master Bedroom Downstairs, Split Bedroom, Walk-In Closet(s)

Kitchen Features Stone Counters

Master Bed Size 14x15

Exterior

Exterior Block, Stucco

Exterior Features Fenced, Irrigation System, Rain Gutters, Sidewalk, Storage, Fruit Trees, Mature Landscaping

Lot Description 1/4 Acre to 21779 Sq. Ft.

Windows Blinds

Roof Metal

Foundation Slab

Room Dimensions

Bedroom 2 11x12

Dining Room 10x13

Family Room 14x13

Living Room 24x14

Kitchen 15x30

Master Bedroom 14x15

School Information

Elementary	Florine J. Abel Elementary
Middle	Electa Arcotte Lee Magnet
High	Bayshore High

Additional Information

Days on Market	40
Zoning	RSF3/WR/
Normal Sale	Yes

Costs

HOA Fee	\$30
HOA Payment Schedule	Annual
Homestead YN	Yes
Taxes	\$1,414
Tax Year	2018

Listing Details

Listing Agent	Marnie Matarese
Listing Office	Dwell Real Estate

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