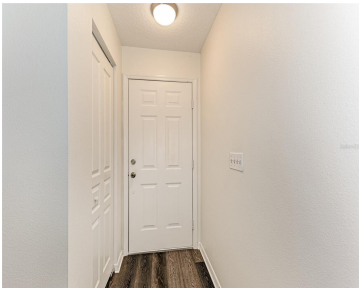


2046 OLD TREVOR WAY SARASOTA FL 34232

https://candiscarmichael.com



Tucked in the quaint, peaceful neighborhood of Arbor Trace. Having a very low HOA fee per month and no CDD makes this a wonderful affordable family home with 3 nice sized bedrooms, 2-bathrooms, and a 2 car garage. Large oak trees surround the homes and quiet streets of this community providing a calm you can [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1504 sq ft



Courtesy of

Listing Office: BEYCOME OF FLORIDA LLC

Status: Active

Office ID: MFR279508652

MLS ID: MFRO6428573



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Phone: 727-888-3292
Email: RealtorCandis@gmail.com



Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Lot size, sq ft: 6098 sq ft

SubdivisionName: ARBOR TRACE

GarageSpaces: 2

Date added: Added 2 hours ago

Type: Residential

Bathrooms: 2 baths

Area, sq ft: 1504 sq ft

Year built: 1997

ListOfficeName: BEYCOME OF FLORIDA LLC

ListAOR: mfrmls

Location Details

Township: 36

Road Surface Type: Paved

Elementary School: Brentwood Elementary **Middle Or Junior School:** McIntosh Middle

High School: Sarasota High

Property Features

Interior Features: Cathedral Ceiling(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

Flooring: Carpet, Ceramic Tile, Vinyl

Garage YN: Yes

Garage Spaces: 2

Exterior Features: Sidewalk, Sliding Doors

Utilities: Cable Available, Electricity Connected, Underground Utilities

Sewer: Public Sewer

Heating: Central, Electric

Appliances: Dishwasher, Disposal, Range, Refrigerator

Laundry Features: Inside

Attached Garage YN: Yes

Pets Allowed: No

Roof: Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Property Details



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THE STANDARD OF EXCELLENCE

Subdivision Name: ARBOR TRACE

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, Other, VA
Loan

Parcel Number: 0064030065

Direction Faces: East

Construction Materials: Block, Stucco

Property Condition: Completed

Association Information

Association YN: Yes

Association Fee Frequency: Annually

Association Fee: 498

Association Fee Includes: None

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 6 ARBOR TRACE UNIT 4

Tax Annual Amount: \$3,903

Tax Lot: 6

Rooms



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Room type	Level
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Primary Bathroom	First
Bathroom 2	First
Living Room	First
Kitchen	First
Great Room	First
Foyer	First
Utility Room	First

Amenities & Features



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Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Sidewalk, Sliding Doors

Features: Cathedral Ceiling(s), Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Window Treatments

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Cable Available, Electricity Connected, Underground Utilities

Amenities: Dishwasher, Disposal, Range, Refrigerator

Building Details

NewConstructionYN: No

Exterior material: Block, Stucco

Heating: Central, Electric

Roof: Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Call Owner, See Remarks

Occupant Type: Tenant



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