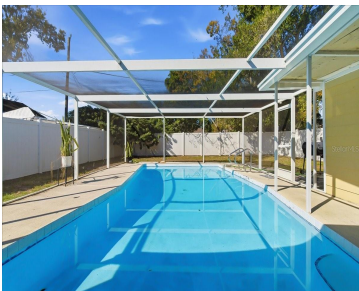


305 CONRAD AVENUE SARASOTA FL 34237

<https://candiscarmichael.com>



\$449,000



Fully furnished, block-built POOL home offering 1,779 sq ft of beautifully updated living space. This REMODELED 4-bedroom single-family home is turn-key, featuring a spacious and flexible layout with split bedrooms and two separate living areas—ideal for entertaining or multi-generational living. Enjoy the freedom of no HOA or CDD, plus ample space to park a boat [...]

- 4 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1779 sq ft



Courtesy of

Listing Office: LPT REALTY, LLC

Status: Active

Office ID: MFR261016803

MLS ID: MFRA4681936



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4681936>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 4 beds

Half baths: 0 half baths

Area, sq ft: 1779 sq ft

Year built: 1957

ListOfficeName: LPT REALTY, LLC

Date added: Added 3 hours ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 7370 sq ft

SubdivisionName: AVION OF

ListAOR: mfrmls

Location Details

Township: 36S

Road Surface Type: Concrete

Property Features

Interior Features: Ceiling Fans(s), Vaulted Ceiling(s), Window Treatments

Flooring: Luxury Vinyl

Pool Private YN: Yes

Exterior Features: Awning(s)

Utilities: Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Appliances: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

Laundry Features: Laundry Room

Pool Features: Child Safety Fence, In Ground

Roof: Metal, Shingle

Water Source: Public, Well

Cooling: Central Air

Furnished: Furnished



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Charles Rutenberg Realty, Inc.
THE STANDARD OF EXCELLENCE

Property Details

Subdivision Name: AVION OF

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 2030140093

Direction Faces: East

Construction Materials: Stucco, Vinyl Siding

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 24 BLK M PLAT OF AVION

Tax Annual Amount: \$5,554

Tax Lot: 24

Rooms



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Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First
Bedroom 2	First
Bedroom 3	First
Bedroom 4	First
Bathroom 1	First
Bathroom 2	First
Family Room	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: Yes

ExteriorFeatures: Awning(s)

Utilities: Sewer Connected, Water Connected

Amenities: Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

GarageYN: No

FireplaceYN: No

Cooling: Central Air

PoolFeatures: Child Safety Fence, In Ground

Features: Ceiling Fans(s), Vaulted Ceiling(s), Window Treatments



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Building Details

NewConstructionYN: No

Exterior material: Stucco, Vinyl Siding

Heating: Central

Roof: Metal, Shingle

Miscellaneous

Ownership: Fee Simple

Showing Requirements: ShowingTime

Occupant Type: Vacant



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THE STANDARD OF EXCELLENCE