

3304 SWAAN LANE SARASOTA FL 34235

https://candiscarmichael.com



Welcome home! This beautifully updated Sarasota retreat is nestled on a rare ½-acre homesite shaded by majestic oak trees and tucked away along a peaceful canopy road. Offering the perfect blend of privacy, space, and modern updates, this 3-bedroom, 2-bath home delivers a private, rural lifestyle that’s close to all the everyday conveniences, culture and [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 1461 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRA4696227



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



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/A4696227>

Basics

Bathrooms Full: 2

Category: Single Family Residence

Bedrooms: 3 beds

Half baths: 0 half baths

Area, sq ft: 1461 sq ft

Year built: 1980

ListOfficeName: EXP REALTY LLC

ListAOR: mfrmls

Date added: Added 20 minutes ago

Type: Residential

Bathrooms: 2 baths

Floors: 1 floor

Lot size, sq ft: 21780 sq ft

SubdivisionName: SWAAN ACRES

GarageSpaces: 2

Location Details

Township: 36S

Road Surface Type: Asphalt

Road Responsibility: Private Maintained Road

Property Features



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Interior Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat

Flooring: Ceramic Tile

Patio And Porch Features: Front Porch, Patio

Attached Garage YN: Yes

Exterior Features: Sliding Doors

Roof: Shingle

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

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

Laundry Features: In Garage

Garage YN: Yes

Garage Spaces: 2

Fencing: Wire, Wood

Architectural Style: Ranch

Vegetation: Mature Landscaping, Oak Trees, Trees/Landscaped

Sewer: Public Sewer

Heating: Central, Electric

Property Details

Subdivision Name: SWAAN ACRES

Levels: One

Foundation Details: Slab

Listing Terms: Cash, Conventional, FHA, VA Loan

Parcel Number: 0030020012

Direction Faces: East

Construction Materials: Frame

Fees&Taxes

Tax Year: 2025

Tax Legal Description: LOT 4 SWAAN ACRES

Tax Annual Amount: \$3,117

Tax Lot: 4

Rooms



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Room type	Level
Living Room	First
Kitchen	First
Primary Bedroom	First

Amenities & Features

Waterfront available: No

AttachedGarageYN: Yes

PoolPrivateYN: No

ExteriorFeatures: Sliding Doors

Features: Ceiling Fans(s), Eat-in Kitchen, Kitchen/Family Room Combo, Open Floorplan, Primary Bedroom Main Floor, Split Bedroom, Stone Counters, Thermostat

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

Utilities: Electricity Connected, Public, Sewer Connected, Water Connected

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

Building Details

ArchitecturalStyle: Ranch

Heating: Central, Electric

Roof: Shingle

NewConstructionYN: No

Exterior material: Frame

Miscellaneous

Ownership: Fee Simple

Showing Requirements: Combination Lock Box

Occupant Type: Vacant



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