

# 8294 GRANDE SHORES DRIVE SARASOTA FL 34240

<https://candiscarmichael.com>



Price Improvement!\*\*\*MOTIVATED SELLERS\*\*\*Beautifully upgraded and impeccably maintained, this stunning 3-bedroom plus den residence offers refined design, thoughtful details, and tranquil water views in the heart of Lakehouse Cove at Waterside. Every bedroom features a walk-in closet, and the 3-car garage provides exceptional storage and functionality. The heart of the home showcases a striking translucent quartzite [...]

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- 2794 sq ft



## Courtesy of

**Listing Office:** EXP REALTY LLC

**Status:** Active

**Office ID:** MFR261010944

**MLS ID:** MFRA4678756



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

---

## Description

**Virtual Tour:** <https://www.propertypanorama.com/instaview/stellar/A4678756>

---

## Basics

**Bathrooms Full:** 2

**Category:** Single Family Residence

**Bedrooms:** 3 beds

**Half baths:** 0 half baths

**Area, sq ft:** 2794 sq ft

**Year built:** 2022

**SubdivisionName:** LAKEHOUSE COVE/WATERSIDE PH 1

**GarageSpaces:** 3

**Date added:** Added 3 hours ago

**Type:** Residential

**Bathrooms:** 2 baths

**Floors:** 1 floor

**Lot size, sq ft:** 10295 sq ft

**View:** Water

**ListOfficeName:** EXP REALTY LLC

**ListAOR:** mfrmls

---

## Location Details

**Township:** 36S

**Road Surface Type:** Asphalt

---

## Property Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Interior Features:** Built-in Features, Ceiling Fans(s), High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

**Flooring:** Tile

**Patio And Porch Features:** Enclosed, Screened

**Fireplace Features:** Electric

**Attached Garage YN:** Yes

**Pets Allowed:** Yes

**Roof:** Tile

**View:** Water

**Sewer:** Public Sewer

**Heating:** Central, Electric, Exhaust Fan, Natural Gas

**Lot Features:** Corner Lot

**Appliances:** Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer

**Laundry Features:** Laundry Room

**Fireplace YN:** Yes

**Garage YN:** Yes

**Garage Spaces:** 3

**Exterior Features:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Water Source:** Public

**Cooling:** Central Air

**Furnished:** Negotiable

---

## Property Details

**Subdivision Name:** LAKEHOUSE COVE/WATERSIDE PH 1 **Parcel Number:** 0197140089

**Levels:** One

**Direction Faces:** West

**Foundation Details:** Block, Slab, Stem Wall

**Construction Materials:** Block, Stucco

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

---

## Association Information



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

**Association YN:** Yes

**Association Fee Frequency:**  
Quarterly

**Association Amenities:**  
Clubhouse, Fitness Center,  
Maintenance, Pickleball Court(s),  
Playground, Pool, Recreation  
Facilities, Spa/Hot Tub, Trail(s),  
Vehicle Restrictions

**Association Fee:** 1224

**Association Fee Includes:** Pool, Insurance, Internet,  
Maintenance Structure, Maintenance Grounds,  
Management, Recreational Facilities

**Community Features:** Community Mailbox, Deed  
Restrictions, Dog Park, Fitness Center, Golf Carts OK,  
Irrigation-Reclaimed Water, No Truck/RV/Motorcycle  
Parking, Park, Playground, Pool, Sidewalks, Street Lights

---

## Fees&Taxes

**Tax Year:** 2025

**Tax Other Annual Assessment  
Amount:** 2055

**Tax Lot:** 89

**Tax Annual Amount:** \$15,748

**Tax Legal Description:** LOT 89, LAKEHOUSE COVE AT  
WATERSIDE PH 1A & 1B, PB 51 PG 55-80

---

## Rooms



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE

| Room type           | Level |
|---------------------|-------|
| Kitchen             | First |
| Great Room          | First |
| Primary Bedroom     | First |
| Bedroom 2           | First |
| Bedroom 3           | First |
| Primary Bathroom    | First |
| Dining Room         | First |
| Den                 | First |
| Balcony/Porch/Lanai | First |

---

## Amenities & Features



### Call us now

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



**Waterfront available:** No

**AttachedGarageYN:** Yes

**PoolPrivateYN:** No

**CommunityFeatures:** Community Mailbox, Deed Restrictions, Dog Park, Fitness Center, Golf Carts OK, Irrigation-Reclaimed Water, No Truck/RV/Motorcycle Parking, Park, Playground, Pool, Sidewalks, Street Lights

**Utilities:** BB/HS Internet Available, Cable Connected, Electricity Connected, Natural Gas Connected, Public, Sewer Connected, Underground Utilities, Water Connected

**Amenities:** Built-In Oven, Dishwasher, Disposal, Dryer, Microwave, Range Hood, Washer

**GarageYN:** Yes

**FireplaceYN:** Yes

**Cooling:** Central Air

**ExteriorFeatures:** Hurricane Shutters, Lighting, Sidewalk, Sliding Doors

**Features:** Built-in Features, Ceiling Fans(s), Electric, High Ceilings, Living Room/Dining Room Combo, Open Floorplan, Thermostat, Tray Ceiling(s), Walk-In Closet(s)

---

## Building Details

**NewConstructionYN:** No

**Heating:** Central, Electric, Exhaust Fan, Natural Gas

**Exterior material:** Block, Stucco **Roof:** Tile

---

## Miscellaneous

**Ownership:** Fee Simple

**Occupant Type:** Owner

**Other Equipment:** Irrigation Equipment

**Showing Requirements:** Listing Agent Must Accompany



**Call us now**

Phone: 727-888-3292

Email: [RealtorCandis@gmail.com](mailto:RealtorCandis@gmail.com)



Charles Rutenberg Realty, Inc.  
THE STANDARD OF EXCELLENCE