



\$ 899,000



## 7612 Calle Facil, Sarasota, FL 34238

- » Beds: 3 | Baths: 3 Full, 1 Half
- » MLS #: A4677546
- » Single Family | 2,842 ft<sup>2</sup> | Lot: 7,841 ft<sup>2</sup>
- » More Info: [7612CalleFacil.IsForSale.com](http://7612CalleFacil.IsForSale.com)



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### Remarks

Located in the picture-perfect private gated community of TPC Prestancia, this one level free standing home is the perfect indoor-outdoor living arrangement with awesome views of water and the golf course. Beautifully maintained, the home features travertine flooring in most rooms, vaulted and tray ceilings, recessed lighting and plantation shutters on most windows. From the moment you enter, every where you look portrays an inviting welcome. The main living area has two French doors that extend the living area to the expansive screened-in outdoors with an in-ground pool with spa, wet bar and two separate sitting areas; one with a fire pit and one under cover. The kitchen is open to the living room and the family room. The bedrooms are a split plan with the primary bedroom viewing the pool and outdoor areas and separate his and her bathrooms. Two car attached side entry garage. Residents of Prestancia enjoy 24-hour guard-gated security, beautifully manicured grounds, and the option to join the prestigious TPC Prestancia Golf Club, home to two championship 18-hole courses and a vibrant social community. The community provides landscape maintenance, exterior upkeep including roof repairs, pest control and dwelling insurance.