

# 2413 Bispham Road - Sarasota, FL 34231



## Features:

Just THREE minutes from Siesta Key & SIX minutes to the USA's #1 beach, Siesta Beach! RARE Gulf Gate FOUR BEDROOM, three bathroom, plus OFFICE/CRAFT ROOM, POOL, and FIREPLACE on nearly 1/2 peaceful acres! This surprisingly large Gulf Gate home boasts 2,430 sq. ft. under air and a deep lot, so you can enjoy the outdoors, soaking in the pool, sunbathing in the beautiful lanai or relaxing under the oaks on the shaded patio with fire pit! If you love nature, this spacious, fenced backyard is surrounded with four beautiful, mature oaks and comes to life daily with an ever-changing array of migratory and local birds and butterflies. A 50-foot easement/creek borders the back of the property to enhance the privacy and beauty of the backyard. Need a break from the sun and fun? The beautiful, welcoming front entry with WINDING PAVER PATH and STACK STONE CHIMNEY will make you proud to be home and to greet guests. The inviting 20 x 30 great room includes a wood burning fireplace, partially vaulted ceiling, formal dining room, and French doors that open to the large screened, paved lanai and pool. The updated kitchen has GRANITE COUNTERTOPS, wood cabinets, bar stool seating, and a breakfast nook overlooking the sparkling pool and pineapple patch. The spacious master suite has direct access to the pool, a walk-in closet and master bath with spacious shower, as well as a sun-filled, quiet, 13 x 13 OFFICE, nursery or creative room, hidden away from the hustle and bustle. A SECOND MASTER suite provides plenty of room for a mother-in-law suite. Two additional bedrooms and a third bath with tub mean there's room for little ones, guests or a second office. Indoor appliance updates include oven with electric flat-top stove, microwave, French-door refrigerator, HE washer and dryer in 2018, and dishwasher in 2019. Exterior updates include an energy efficient variable speed pool pump in 2020, front yard irrigation system, pavers, stack stone accents and fresh exterior paint in 2021. This home was also updated in 2005 to add nearly 1,000 square feet, granite counter tops, wood cabinets, PLANTATION SHUTTERS, solid wood doors, and hurricane-rated windows. The very popular Gulf Gate subdivision is a deed-restricted community, with an A-rated elementary school, a wonderful public library, mature landscaping, sidewalks, a Publix grocery store, at least three churches, and an eclectic mix of shops, and DOZENS OF RESTAURANTS, all located just 2 stop lights from the Siesta Key. Everything you need is just a minute or two away! Investor looking for a rapidly appreciating neighborhood that could see dramatic increases once the planned Benderson Siesta Promenade shopping complex is completed? Lanai has space for a hot tub and already has a 220 outlet. There is also 220 electrical and plumbing for a pool heater. Flood insurance is NOT required based on current flood maps. No CDD fees either! Optional HOA fees are currently only \$75/year.

[www.2413-bispham-rd-sarasota-fl-34231.com](http://www.2413-bispham-rd-sarasota-fl-34231.com)



**\$540,000**

Bedrooms: 4  
Baths: 3  
Garage: 1 car  
Sq. Ft Living: 2,430  
Sq. Ft. Total: 2,819  
Acres: 0.45  
MLS #: T3295007

FOR SALE



877-232-9695  
Keith R. Gordon - Broker  
AddvantageRealEstate.com

