



\$ 399,000

3449 Yonge Ave, Sarasota, FL 34235

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4649680
- » Single Family | 1,453 ft<sup>2</sup> | Lot: 6,610 ft<sup>2</sup>
- » More Info: [3449YongeAveSarasota.IsForSale.com](http://3449YongeAveSarasota.IsForSale.com)



Fred Sassen

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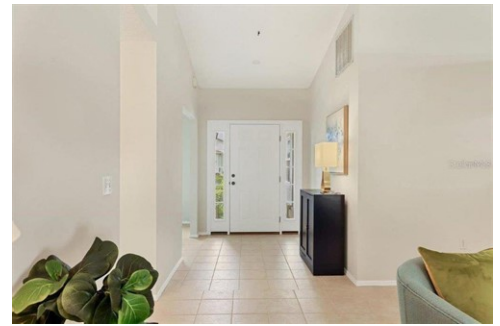
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**Michael Saunders & Company**  
LICENSED REAL ESTATE BROKER

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#### Remarks

Welcome to the Beekman Place Community, a hidden gem ideally situated between the UTC shopping center and downtown Sarasota. This single-family home features 2 bedrooms, 2 bathrooms, plus a den that could easily be converted into a third bedroom, along with a 2-car garage. Upon entering, you will be greeted by a large living room with vaulted ceilings that opens to a screened patio boasting serene water views. Notable upgrades include hurricane impact windows/doors throughout the home, an electric roll-down hurricane shutter on the lanai, motorized shades for the sliding doors, a newer air conditioner (2021), water heater (2025), and recently refinished tile floors throughout the home. The primary bedroom offers a walk-in closet, water views, and access to the outdoor patio. Both bathrooms have been tastefully updated with granite countertops and new shower doors. The spacious kitchen boasts stainless steel appliances, with recent replacements for the refrigerator and dishwasher. Transom windows allow for ample natural light to fill the space. The community features a gated entry, well-manicured common areas, a community pool, and tennis courts, creating a quiet and peaceful atmosphere. Bring all reasonable offers.

