



**N6103375 5221 MAHOGANY RUN AVENUE #215 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$139,900	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 1
<b>Yr Blt:</b> 1997	<b>Garage/Carport:</b>	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,433	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b>	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** 75 TO EAST ON BEE RIDGE THEN SOUTH ON BEE RIDGE RD. EXT. FOLLOW TO THE ENTRANCE OF HERITAGE OAKS ON YOUR RIGHT. TURN LEFT ON TO CHASE OAKS DR. THEN LEFT ONTO BARDMOOR DR. LEFT ON TO MAHOGANY RUN. UNIT 215 ON YOUR LEFT.

HERITAGE OAKS OFFERS SEVERAL AMENITIES IN ADDITION TO AN AMAZING GOLF COURSE! LOVELY GOLF AND LAKE VIEWS from this ground floor, 2/2 with den and a one car garage. It is ready for updating and your personal touches. All carpet has been removed. Sip your morning coffee on your back lanai watching the sunrise over the golf course and then sit on your front lanai and watch the sunset! Don't miss this excellent opportunity to own a piece of paradise!

**A4404715 5330 HYLAND HILLS AVENUE #2323 SARASOTA, 34241**



<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$160,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 7
<b>Yr Blt:</b> 2002	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,324	<b>Lot Size SqFt:</b> 0	<b>Water Front:</b>
<b>Total SqFt:</b> 1,530	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** 3 miles East of I-75 off Clark Road or Bee Ridge Rd to Lorraine Rd. (old Bee Ridge Ext). Turn as appropriate to Heritage Oaks west side. Agents show RE license. Left on Chase Oaks to left on Peppermill. Left onto Hyland Hills, Left to 5330 Hyland #2323.

Second floor Drummond overlooking the 14th signature green of Heritage Oaks Golf and Country Club. This condo is in beautiful condition, fresh paint, lovingly cared for by the original owners. Turnkey furnished makes this an easy move for the new owners. Cathedral ceilings enhance the space and offer a floor plan much more expansive than the 1324 square feet suggest. It's all about the view and the lifestyle. As a "bundled", guard gated community, all home owners are members of the golf and country club and have access to the golf course and the practice areas. Enjoy a new pro shop, expanded fitness center, any of the five heated pools, the four lighted Har-Tru tennis courts, miles of walking and biking trails. Ready to relax, stop by the 19th Hole Grille Room for a casual meal or just a drink with old and new friends. Heritage Oaks is a very active social community, here you'll enjoy the country club lifestyle. Only twenty minutes or so from all the major venues: beaches, shopping, dining, museums, the marina, downtown, the Ringling Bridge -gateway to St. Armand's Circle, Lido and Longboat Keys. Great investment property, second home or vacation property. \$4,000 Capital Contribution paid by the buyer at closing gets you in the game. Come join us.

**A4423408 5281 MAHOGANY RUN AVENUE #824 SARASOTA, 34241**



<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$169,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 3
<b>Yr Blt:</b> 1999	<b>Garage/Carport:</b> Guest Parking	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,324	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b> 1,530	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** Bee Ridge Road or Clark Road 3 miles east of I-75 to Lorraine Road, Heritage is on the west side of the road. Agents must show RE license at gate, first left through gate is Mahogany Run, follow to 5281 unit 824.

Location is everything! This condo is looking over water and straight down on the 12th green to the 13th tee of Heritage Oaks Golf and Country Club. This unique location from Building 8 gives you best of both worlds. Not only is the Drummond floor plan very desirable in that it is the most open floor plan to the golf course, it also has a fabulous view. Enjoy cooking in this low maintenance, galley kitchen while keeping an eye on the game. Step inside and see the possibilities of making this your new vacation home or investment property. Heritage Oaks amenities include an 18 hole golf course, the aqua driving range, 5 heated community pools, fitness center with daily fitness classes and an active and fun social calendar. Heritage Oaks also has a very active tennis club with renovated, 4 lighted, Har-Tru courts. The impressive clubhouse offers fine dining as well as casual dining in the "19th Hole" bar and grill. Heritage Oaks is only twenty minutes from most of the major venues and entertainment centers Sarasota has to offer: Siesta Key Beach, Selby Gardens, downtown, the marina, the theaters and Van Wezel Performing Arts Center, plus the Ringling Bridge - the gateway to St. Armands Circle, Lido Beach and Longboat Key. Don't miss his opportunity to enjoy the Sarasota Lifestyle.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**

**A4424495 5271 MAHOGANY RUN AVENUE #724 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$169,900      **Pool:**      **Subdiv:** VERANDA 2 AT HERITAGE OAKS  
**Yr Blt:** 1999      **Garage/Carport:** Garage Door Open      **Total Acreage:** Non-Applicable  
**SqFt Heated:** 1,311      **Lot Size SqFt:** 0      **Water Front:** Lake  
**Total SqFt:** 1,525      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** East on Bee Ridge Road to Bee Ridge Extension, right on Bee Ridge Extension, follow south to Heritage Oaks Golf & Country Club on the right, thru gate, left at stop sign, left on Bardmoor, left on Mahogany Run.

Attention Snowbirds! This rarely available "Carlton" Veranda (Condo) is an outstanding value and will grab your attention from the very moment you step through the front door! Extraordinary lake and golf views will "wow" the most discriminating buyer who is looking for the best deal in Sarasota. Do not pay for somebody else's taste! This is a fantastic opportunity to secure your winter-getaway at a fantastic price that allows you to put on your personal touches. This floor-plan boasts million-dollar views not only from the living room but also from the master bedroom. The cathedral ceilings add some "drama" and provide an even better view. Heritage Oaks is a private Golf & Country Club offering first-class amenities. The clubhouse is one of Sarasota's Finest with a formal dining room and the very popular "19th Hole" Bar & Lounge. The community also features 5 heated swimming pools, an award winning pro shop, an active fitness center featuring a gym and daily fitness classes as well as miles of walking trails and a very active social calendar. Be prepared to make new friends within days of your arrival. Welcome to Heritage Oaks!

**A4415507 5370 HYLAND HILLS AVENUE #2711 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$169,999      **Pool:**      **Subdiv:** HERITAGE OAKS AT VERANDA 6  
**Yr Blt:** 2001      **Garage/Carport:** Guest Parking      **Total Acreage:**      **Water Front:**      **Water Access:**  
**SqFt Heated:** 1,684      **Lot Size SqFt:**      **Water Access:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Bee Ridge Road east of I-75 to Bee Ridge Extension, make right, Heritage Oaks on right, after gate, turn left at stop sign, continue on Chase Oaks Drive to Peppermill Court, turn left then first left onto Hyland Hills and follow to 5370, unit 2711.

This is an outstanding opportunity to own in the sought-after Heritage Oaks Golf & Country Club. Delight in tranquil, calming views over a sparkling lake and the meticulously manicured 14th hole from this spacious 2BR plus den, 2BA, first-floor end unit. With 1,684+/- sq. ft. of living area and volume ceilings, the Abbey Veranda model presents an open ambiance enhanced by a seamlessly flowing floor plan that leads effortlessly from room to room. This lovingly maintained residence is offered turnkey furnished and boasts two screened lanais – one at the entry and one off the living room overlooking the lake. A Certified Audubon Sanctuary with over 50 acres of nature preserves, Heritage Oaks offers residents an exciting menu of activities and social events. The 24-hour gated community features a challenging 18-hole golf course, 5 heated pools, Har-Tru tennis courts, a state-of-the-art fitness center, brand new pro shop, and one of Sarasota's finest clubhouses with an inviting bar/lounge and restaurant. Enjoy easy access to I-75, downtown, shopping and our region's famous beaches.

**A4422154 5231 MAHOGANY RUN AVENUE #313 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$170,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 1998      **Garage/Carport:** Garage Door Open      **Total Acreage:** Non-Applicable  
**SqFt Heated:** 1,311      **Lot Size SqFt:**      **Water Front:**      **Water Access:**  
**Total SqFt:** 1,506      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Lorraine Road. (Bee Ridge Ext) to Heritage Oaks gate. Left on Chase Oaks Drive, left on Bardmoor Drive, left on Mahogany Run Ave., then go right and 313 is on the left.

If you're looking for a Florida lifestyle that includes golf in a pristine environment with a plethora of activity, look no further than Heritage Oaks Golf and Country Club. Great ground floor 2/2 open floor plan with beautiful view of the 13th hole and serene pond. Wildlife abounds! If you're a golf watcher or a bird watcher, there will be plenty to see from this east facing lanai, waking up with your morning coffee and sunshine. The front porch is also screened in and faces west. So you can enjoy a bit of the sunset from there. This unit was updated in December 2018 with fresh paint in the living room/dining room and kitchen and all of the carpets were removed and replaced with beautiful porcelain tile floors that look like wood. The dome ceiling in the kitchen was removed and replaced with a new modern look. Heritage Oaks is a fantastic golf and country club community that has great amenities! Recently renovated clubhouse and fitness center with activities year-round including daily fitness classes. The pro-shop is well stocked and the dining room offers take-out service to the residents. There are 5 heated swimming pools, 4 Har-Tru tennis courts, and an active tennis club. It is conveniently located near Publix and a mere 3.5 miles to the interstate.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**

**A4421588 5260 HYLAND HILLS AVENUE #1624 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$170,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 5
<b>Yr Blt:</b> 2000	<b>Garage/Carport:</b>	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,324	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b>	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** East of 75 off Bee Ridge Road to Bee Ridge Extended, turn into Heritage Oaks, through gate, then left on Peppermill, left on Hyland Hills, unit on the right.

Welcome to Heritage Oaks in sunny Sarasota, Florida, home to the Heritage Oaks Golf & Country Club. Live the life you've always wished for in this friendly community in paradise. Recently renovated in 2017 and fresh paint throughout Oct 2018. The championship golf course is the crown jewel of this neighborhood, set on 50 acres of wildlife preserves and woodlands. Enjoy lunch in the club house post-golf, or enjoy a swim in the massive community pool to cool you down. After a day of enjoying everything that Sarasota has to offer, put your feet up on the back porch of your beautiful condo with an unmatched lake view. Enjoy a glass of wine while wood storks and herons fish before you in the light of the sinking sun. This 2-bed, 2-bath condo features sky-high ceilings and an open floor plan, perfect for today's lifestyles. The main living space looks out over the sparkling lake, shady palms and other verdant Florida flora, right out onto the rolling hills of Heritage Oaks ' finest fairway. Sun pours in through large windows in the master suite, and the spacious spare bedroom is perfect for guests. This community is fantastic for seasonal visitors and annual residents alike, as it is secure with guarded, gated entry. The fine amenities, including a large and well-equipped fitness center, tennis courts, pool with spa, pro shop, and clubhouse, will provide you with a resort-style life experience every day, so sit back and enjoy.

**U8021582 5360 HYLAND HILLS AVENUE #2614 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$175,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS GOLF & COUNTRY CLUB
<b>Yr Blt:</b> 2001	<b>Garage/Carport:</b>	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,324	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b> 1,530	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** Turn left onto Bee Ridge Rd. Turn right onto Bee Ridge Road Ext. Take the 1st right onto Heritage Oaks Blvd. Turn left onto Chase Oaks Dr. Turn left onto Peppermill Ct. Take the 1st left onto Hyland Hills Ave. 5360 Hyland Hills Ave is on the left.

1th floor unit with 1324 sqft. Comfortably decorated. Extraordinary golf course view of the 14th signature hole. One of the BEST WILDLIFE WATCHING VIEWS in all Heritage Oaks Golf & Country Club. Spectacular Lake View. MOVE - IN ready. TURN - KEY furnished. HOA RESERVE FUND: \$8,267. Golf Course - totally renewed - redesigned - new Nov 2017. All kitchen appliances - stainless steel - new May 2016. Floor: Porcelain WOOD LOOK Tile - new Oct 2016. Porch + Lanai: Porcelain WOOD LOOK Tile - new Oct 2016. Porch + Lanai: decorated with Wicker Patio furnishings - Jan 2017. Condo complete repainted with NATURAL COLOR - Oct 2016. Water Heater - new Mar 2016. Energy: Central Cool / Heat Eq w 10 years warranty - new Sep 2016. Parking: Garage detached + Off Road. Interior: Eat - in Kitchen, Foyer Entry, Walk - in Closet, Window Coverings, Screened Porch + Lanai. Appliances: Dishwasher, Washer, Dryer, Microwave Oven, Electric Range w Ceramic Cooktop, Refrigerator w Ice Maker + Internal Water Dispenser, Smoke Detectors, Fire Sprinkler System, 2 x HD - TV's, 2 x CD / DVD... Amenities in Heritage Oaks Golf & Country Club: Golf Membership includes free use of the Golf Course. Driving Range. Pro Shop. Clubhouse + 19th Hole Restaurant with a Outdoorgrill. Fitness Center. 4 lighted Tennis Courts. Jacuzzi. 5 Community Heated Pools.

**A4413511 5221 MAHOGANY RUN AVENUE #221 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$178,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 1
<b>Yr Blt:</b> 1997	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,684	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b>	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** Between Bee Ridge Road or Clark Road east to Lorraine Rd (formerly Bee Ridge Extension) to Heritage Oaks Blvd. Agents must show RE License at gate. First left is Mahogany Run, follow around to 5221 unit 221

Reduced and available for showings anytime. Largest of the condos at Heritage Oaks is now looking for a new owner. This second floor Abbey is being sold Turnkey Furnished for an easy move. Vaulted ceilings give you a great feeling of spaciousness. The den/office has pocket doors to close off for privacy and could easily be converted to a third bedroom. Enjoy total peace and tranquility from your rear Lanai. The game is on with an occasional golfer coming by. Grab your check book, golf clubs and toothbrush, you'll want to call Heritage Oaks home. Close enough to Downtown Sarasota, fine restaurants and the Gulf of Mexico without the hassle of traffic and tourists. Okay, we all started out that way, discovering Sarasota, as the Arts Capital of Florida. Heritage Oaks is a "bundled" golfing community meaning everything within the gates belong to the owners. Brand new Pro Shop in 2015 with pros onsite to help you get your game up to speed. Remodeled dining room, 19th Hole offers casual dining, 5 heated pools, (one just steps away from this condo). Remodeled fitness center with regular ongoing workout classes, golf practice areas, meeting rooms, library and an energetic staff. New and improved tennis courts will be completed shortly, there is a very active tennis group who meet regularly with other clubs. One time \$4000 Capital Contribution due at closing. Join us and enjoy the Heritage Oaks Lifestyle. You'll be glad you did!



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**

**A4400379 5330 HYLAND HILLS AVENUE #2322 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$178,000      **Pool:**      **Subdiv:** HERITAGE OAKS VERANDA 7  
**Yr Blt:** 2002      **Garage/Carport:** Garage Door Open      **Total Acreage:**  
**SqFt Heated:** 1,433      **Lot Size SqFt:**      **Water Front:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** 3 miles East of I-75 off Clark Road or Bee Ridge Rd to Lorraine Road. Turn as appropriate to Heritage Oaks on the west side. Agents must show RE license. Left on Chase Oaks to left on Peppermill. Left onto Hyland Hills, Left to 5330 Hyland #2322.

Your buyers are going to love this tasteful, fully furnished Barrington model, second floor condo that features vaulted ceilings, tiled entry and lanai, and has an outstanding, wide open view of the 14th Signature Green of Heritage Oaks. AC unit was replaced in December 2017 and has a twelve year warranty on parts and labor. Condo has a one car detached garage with additional space for storage. Property is entirely maintenance free for the enjoyment of a golf and country club lifestyle. Heritage Oaks is an Audubon Certified, guard gated, golfing community with an 18 hole championship golf course, a brand new, fully stocked Pro Shop, putting green, chipping and sand play practice area. In addition to the newly renovated fitness center complete with full time fitness instructors, there are 5 heated and renovated pools, 4 tennis courts, nature trails and numerous social activities. Be sure to take the time to visit the facilities, all will surely be impressed. The full service clubhouse offers fine dining, casual dining as well as take out. Only 20-30 minutes to almost every major entertainment venue and the sugary sands of Siesta Key, as well as the cultural activities that makes Sarasota such a desirable place to call home. Escape the coming winter, live the Sarasota Lifestyle. One time, \$4000 Cap. Contribution paid by buyers at closing.

**A4415633 5281 MAHOGANY RUN AVENUE #813 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$178,900      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 1999      **Garage/Carport:** Garage Door Open      **Total Acreage:**  
**SqFt Heated:** 1,324      **Lot Size SqFt:**      **Water Front:**  
**Total SqFt:** 1,530      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Bee Ridge Road east past I-17 to Bee Ridge extension, make right (short distance) make right into Heritage Oaks. After gate, turn left onto Mahogany Run to 5281, Unit 813.

Highly desirable, rarely available 1st floor "Drummond" Veranda offers spectacular lake & golf views from the lanai, living area and the kitchen. New counter tops in kitchen and baths, new tile floors in both baths and lanai, stainless steel appliances, large farm house sink and a 1 car garage make this the perfect place to call home whether it's year round or just for short trips. This light and bright open floor plan has newly renovated bathrooms and pocket sliding doors to bring the outside in. Completely screened lanai and front porch allow windows and doors to be open during Sarasota's cooler winter months. This condominium is being sold furnished and immediately provides rental revenue with a lease in place from January to March 2019. Heritage Oaks is a private, gated community just east of I-75 where residents can enjoy 5 heated swimming pools, 4 Har-Tru tennis courts, an active tennis club and a fitness center with daily fitness classes. Heritage Oaks offers the opportunity for new members to make new friends fast by participating in monthly organized sport activities and many social gatherings.

**A4424368 5251 MAHOGANY RUN AVENUE #515 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$180,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF AND COUNTRY CLUB  
**Yr Blt:** 1998      **Garage/Carport:** Garage Door Open      **Total Acreage:**  
**SqFt Heated:** 1,433      **Lot Size SqFt:**      **Water Front:**  
**Total SqFt:** 1,675      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Bee Ridge Rd east to right on Bee Ridge Ext/Lorraine Rd. Heritage Oaks is on right. Proceed through gate. First stop sign take a left on Chase Oaks Dr. Left on Bardmoor Dr. Second left to a group of condos. Turn right. Unit 515.

Enjoy the exclusive country club life that you have been dreaming of. Heritage Oaks offers a bundled 18-hole golf course with a recently redecorated clubhouse offering both fine and casual dining options. The Pro Shop as well as the Golf & Tennis Pros are available to take your game up a notch or two. The golf course is brand new! The upgraded Fitness Center offers plenty of equipment as well as instructor led classes. Four har-tru lighted tennis courts are available for day or night games. As an Audubon certified community, Heritage Oaks' walking and biking trails are spotted with local wildlife. This beautifully furnished, ground floor 2 bedroom 2 Baths plus office/den "Barrington" unit has been lovingly maintained as a seasonal rental and is now available for your full time or part time Florida lifestyle. Sarasota, with its many restaurants, theaters and art galleries is a short 20-30 minutes away. World famous Siesta Key Beach is only 8 miles away. You have access to five different airports all within a 70 minute drive. \$4000 Capital Contribution to HOA is due from buyer at closing.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**



**A4417520 5350 HYLAND HILLS AVENUE #2525 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$186,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 7
<b>Yr Blt:</b> 2002	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,433	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b>	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** Bee Ridge Rd E of I-75 to Lorraine Rd south (old Bee Ridge Extension). Half a mile to entrance on right. Show license at gate, proceed to left on Chase Oaks Dr. past stop sign. Left on Peppermill, first left onto Hyland Hills then right to Bldg. 5350.

Beautiful Barrington 2BR/2BA with den overlooking the 14th fairway of the championship golf course. Lanai faces south to provide light and bright exposure for this unit. Tastefully decorated, the lovely furniture package is included. Most of the work is done for you in this condo, they flooring is low maintenance. Add your own personal touches and call this place home. As a bundled community, full country club membership attached to the property. 5 heated pools, 4 har-tru tennis courts, fitness center, staffed pro shop, formal dining room and renovated 19th Hole grille room for casual dining. A one time capital contribution of \$4,000 is due from the buyer at closing to get into the game. Just 20 minutes from the Siesta Key beach, the number two rated beach in the country. Sarasota is considered the "Arts Capital" of Florida, with numerous cultural activities; ballet, opera, performing arts, dinner theater, botanical gardens and a myriad of antique shops, which offer the main Street Stroll the first Friday of the month. This is not just a condo on a golf course but a home with a lifestyle.

**A4415269 5360 HYLAND HILLS AVENUE #2625 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$187,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 6
<b>Yr Blt:</b> 2001	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,433	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b> 1,675	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** 3 miles East of I-75 off Clark Road or Bee Ridge Rd to Lorraine Rd (old Bee Ridge Ext). Turn as appropriate to Heritage Oaks on the west side. Show RE license. Left on Chase Oaks to left on Peppermill. Left onto Hyland Hills, Next left to 5360 unit #2625.

This fully furnished Barrington model, second floor condo, features vaulted ceilings, tiled throughout the main living area including both front and rear Lanais has an outstanding view of the 14th Signature Fairway of Heritage Oaks. The kitchen has a quiet little breakfast area. Master bedroom is large enough to accommodate a king sized bed has two walk in closets. The master bath offers a walk in shower. Condo has a one car detached garage with space for storage. Property is entirely maintenance free for the enjoyment of a golf and country club lifestyle. Heritage Oaks is an Audubon Certified, guard gated, golfing community with an 18 hole championship golf course, a brand new, fully stocked Pro Shop, putting green, chipping and sand play practice area. In addition to the newly renovated fitness center complete with full time fitness instructors, there are 5 heated and renovated pools, 4 renovated tennis courts, nature trails and numerous social activities. Be sure to take the time to visit the facilities, all will surely be impressed. The full service clubhouse offers fine dining, casual dining as well as take out. Only 20-30 minutes to almost every major entertainment venue and the sugary sands of Siesta Key, as well as the cultural activities that makes Sarasota such a desirable place to call home. Escape the coming winter, live the Sarasota Lifestyle. One time, \$4000 Cap. Contribution paid by buyers at closing.

**A4419940 5220 HYLAND HILLS AVENUE #1214 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$187,500	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 4
<b>Yr Blt:</b> 2000	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b>
<b>SqFt Heated:</b> 1,324	<b>Lot Size SqFt:</b>	<b>Water Front:</b>
<b>Total SqFt:</b> 1,324	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** 3 miles East of I-75 off Clark Road or Bee Ridge Rd to Lorraine Rd. (old Bee Ridge Ext). Turn as appropriate to Heritage Oaks west side. Agents show RE license. Left at stop sign on Chase Oaks to left on Bardmoor, right into parking lot to building 5220.

Agents, bring your fuzziest buyers, you're in for a treat when you visit this special property. No doubt this first-floor Drummond is bound to get a ton of attention. Most every renovation has been done to this condo in the last 2-3 years including new kitchen appliances and a deep, designer stone sink installed a year ago. The wood flooring and crown molding throughout the main part of the house add a touch of class. The custom window treatments frame your fabulous golf and water view! Your new living room features a electric fireplace that will provide ambiance AND also heat your home. Both front and back Lanais are tiled for easy maintenance. You'll be amazed at the amount of storage the sellers have been able to incorporate into this home. A lovely, Turnkey Furniture package is available under separate contract. You won't believe your eyes when you see what you're getting for your money; upscale does not even cover it! Not only that, this condo has a great rental history with tenants coming in mid January through the end of season. This is an investment that you're buyers will find hard to resist. Heritage Oaks offers it's members an active, social lifestyle: besides having 18 holes of championship golf, there are 4 lighted tennis courts, five heated pools and a state-of-the-art fitness center. Heritage Oaks is located just 20-25 minutes to the Gulf of Mexico and Downtown Sarasota. Come on by and enjoy the country club lifestyle in Sunny Sarasota, you'll be glad you did!



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**



**A4421808**  
**Status:** Active  
**List Price:** \$190,000  
**Yr Blt:** 1997  
**SqFt Heated:** 1,433  
**Total SqFt:** 1,722

**5221 MAHOGANY RUN AVENUE #225 SARASOTA, 34241**  
**Beds/Baths:** 2 / 2.0  
**Pool:**  
**Garage/Carport:** Garage Door Open  
**Lot Size SqFt:** 0  
**Lot Dimensions:**

**Prop Style:** Condominium  
**Subdiv:** HERITAGE OAKS VERANDA 1  
**Total Acreage:** Non-Applicable  
**Water Front:** Lake  
**Water Access:**

**Driving Directions:** Bee Ridge Road East past I-75 to Bee Ridge Extension, South on Bee Ridge Extension to Heritage Oaks on right (west side), thru gate, then make 1st left on Mahogany Run and follow to Bldg #5221 Mahogany Run then look for Unit #225 above the garage.

I am proud to present this beautifully furnished and decorated, highly desirable 2BR/2 BA plus Den/Office 2nd floor "BARRINGTON" Veranda with lovely golf & lake views in wonderful Heritage Oaks, one of the friendliest and amenity-rich communities in Sarasota. This light, bright and charming condo sells TURNKEY FURNISHED and also boasts a 1-car garage, "dramatic" volume ceilings, two screened-in lanais, granite counter tops, stainless-steel appliances and beautiful views from every room. The den is a beautifully decorated "retreat" that can also serve as office or an additional room for guests. This beautiful condo shows pride of ownership and is rented for the 2019 season but is easy to show. Heritage Oaks is a gated and private Golf & Country Club, yet it is certainly not only for golfers. It is one of Sarasota's best kept secrets with all the amenities only a "bundled" community can offer: the brand new Ron Garl designed golf course, welcoming members, Har-Tru, lighted tennis courts, the beautiful Pro Shop built in 2015 and a popular fitness facility featuring a classroom for daily classes and a workout room with great equipment. The clubhouse is one of "Sarasota's finest" and home to a formal restaurant and the popular 19th Hole Grill Room & Lounge.

**A4415533 5211 MAHOGANY RUN AVENUE #121 SARASOTA, 34241**



**Status:** Active  
**List Price:** \$190,000  
**Yr Blt:** 1997  
**SqFt Heated:** 1,684  
**Total SqFt:** 1,974

**Beds/Baths:** 2 / 2.0  
**Pool:** Gunite/Concrete, Heated  
**Garage/Carport:** Garage Door Open  
**Lot Size SqFt:** 0  
**Lot Dimensions:**

**Prop Style:** Condominium  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Lake  
**Water Access:**

**Driving Directions:** East on Bee Ridge Road to Bee Ridge Extension, right on Bee Ridge Extension, follow south to Heritage Oaks Golf & Country Club on the right, thru gate, left at stop sign, left on Bardmoor, left on Mahogany Run, follow to Unit 121 above the garage.

I proudly present this cheerful end-unit "ABBEY" Veranda boasting many upgrades at a spectacular price! Let this SELLERS' SACRIFICE be YOUR GAIN! Apart from dramatic cathedral ceilings and a wonderful, generous flow, this condo features new SS kitchen appliances, contemporary quartz countertops, tiled front and back lanais, a wet bar, pocket doors to the office/den, tasteful furniture and decoration and – last not least - serene and entertaining golf & lake views. Heritage Oaks is a gated and "bundled" community that simply has it all and is unparalleled in the whole Sarasota area: Less than 25 minutes from the Country's No. 1 beach on Siesta Key, this friendly and welcoming community offers an 18 hole championship golf course that was just re-designed and re-opened in November 2017, 5 heated swimming pools, 4 Har-Tru tennis courts with a well established and active Tennis Club, a fitness center with great equipment and daily fitness classes, one of Sarasota's most beautiful clubhouses with a formal restaurant and a more casual Lounge & Bar and a social calendar filled with numerous social events to delight established and brand-new members alike. The 2015-erected and award winning "pro shop" carries the latest active wear fashion and the staff will always greet you with a smile. You are going to make new friends here in no time. This is a lifestyle well chosen and absolutely unique in Sarasota. This TURNKEY-furnished home is ready for your enjoyment, so grab your toothbrush and move right in!

**A4423761 5210 HYLAND HILLS AVENUE #1122 SARASOTA, 34241**



**Status:** Active  
**List Price:** \$192,000  
**Yr Blt:** 2000  
**SqFt Heated:** 1,433  
**Total SqFt:** 1,675

**Beds/Baths:** 2 / 2.0  
**Pool:**  
**Garage/Carport:** Covered Parking, G  
**Lot Size SqFt:**  
**Lot Dimensions:**

**Prop Style:** Condominium  
**Subdiv:** VERANDA 4 AT HERITAGE OAKS  
**Total Acreage:**  
**Water Front:**  
**Water Access:**

**Driving Directions:** Bee Ridge Rd or Clark Rd east of I-75 to Lorraine Road. Proceed west onto Heritage Oaks Blvd. Must show RE license at gate. Continue to Chase Oaks Dr., turn left to Bardmoor. Left and quick right onto Hyland Hills, quick right

This 2nd floor Barrington is being sold TURNKEY FURNISHED. Enter through the screened and newly carpeted stairway to the front lanai, a perfect place for breakfast in the morning. The kitchen is completely upgraded: refaced cabinet doors, granite counter tops, stainless steel appliances and a double sink recessed into the granite. Both baths have upgraded cabinets as well as matching granite which carries the style through the entire condo. Cupboards in the laundry room, built-ins in the closets, new carpeting throughout, valences, new blinds and sun shades round out the interior improvements. In the garage, the floor has been painted, the garage door motor replaced and flooring in the attic area installed. Drive out of the garage and see what Heritage Oaks has to offer: 5 heated pools (one just a short walk away), 4 Har-Tru tennis courts, 18 hole Azinger/Lewis golf course, new fully staffed and stocked pro shop, practice areas, putting green, the main pool and spa. Park the car and visit the Club House where you'll find an expanded fitness center with fitness director, meeting rooms, main dining room, 19th Hole grill room, remodeled business and accounting offices, and a really friendly staff to assist with every member's needs. Heritage Oaks is a bundled, gated golfing community of 850 homes of various styles and sizes integrated within the golf course. Bundled means that the golf and country club lifestyle is attached to the property, therefore all owners are full country club members. Come join us.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**  
**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**

**A4411584 5221 MAHOGANY RUN AVENUE #222 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$199,900      **Pool:**      **Subdiv:** HERITAGE OAKS  
**Yr Blt:** 1997      **Garage/Carport:** Garage Door Open      **Total Acreage:** Non-Applicable  
**SqFt Heated:** 1,433      **Lot Size SqFt:** 0      **Water Front:**  
**Total SqFt:** 1,668      **Lot Dimensions:**      **Water Access:**  
**Driving Directions:** Follow Bee Ridge Rd. and Bee Ridge Ext. to Landmark, Take Bardmoor Dr. to Mahogany Run, property will be on the right.

TURNKEY FURNISHED. Make it easy on yourself. This stylish second floor Heritage Oaks Veranda is turnkey and waiting for you to experience what Florida living is all about. The open floor plan includes a formal dining area and living room and a spacious kitchen with a pantry and dining area and a laundry room. The split bedroom plan offers a master ensuite bedroom with walk in closet, a vanity with make-up area, and a walk in shower. The guest bedroom has separate bath with tub/shower combination. The den or office with double doors can easily convert to a second guest room. Read a book or enjoy a beverage at day's end on the covered and screened lanai overlooking the golf course. The handy detached garage assures that your vehicle will be safe from all weather. Membership privileges in Heritage Oaks include the newly renovated Championship 18 hole golf course, 4 Har-Tru tennis courts, and a first class pro-shop with pros ready to help you improve your game. The fitness center has a full-time director, top of the line equipment and a separate room for daily classes led by instructors. Join your friends or entertain your guests in the beautiful clubhouse with both casual and fine dining. The flora and fauna can be seen while riding your bike on the trails and there will be no reason to leave home. The arts, shopping, dining and beaches are just a short drive away in Sarasota and the convenient Tampa International airport can take you anywhere you want to go. \$4000 capital contribution due at closing.

**A4403676 5251 MAHOGANY RUN AVENUE #516 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$200,000      **Pool:**      **Subdiv:** HERITAGE OAKS VERANDA 2  
**Yr Blt:** 1998      **Garage/Carport:** Garage Door Open      **Total Acreage:**  
**SqFt Heated:** 1,684      **Lot Size SqFt:**      **Water Front:**  
**Total SqFt:** 1,973      **Lot Dimensions:**      **Water Access:**  
**Driving Directions:** Lorraine Road via Clark or Bee Ridge Rd. 3 miles east of I-75. Gate into Heritage Oaks to the West. Agents must show RE license. First left onto Mahogany to the two story condo buildings to 5252 Unit#516, facing Build, unit is on the right

This ground floor Abbey is a great investment opportunity for anyone who wants to have their place in the sun and off-set their expenses by renting the condominium for all or part of the primetime season. Being sold Turnkey Furnished for an EZ move. Rental rates in the Abbey; Jan – April run anywhere from \$3500 - \$4,000 a month. Den / office has double doors and closes off for privacy of your guests and can easily be converted to a 3rd bedroom. All home owners at Heritage Oaks enjoy a bundled golfing community complete with a beautiful clubhouse that offers fine as well as casual dining. Play golf on the newly renovated 18 Hole Championship golf course with a top notch pro shop. Full time Golf Pros are standing by to help your game in either golf or tennis! Relax by one of the five community pools to enjoy a swim, or sit in the sunshine while you visit with friends and neighbors. The state of the art Fitness Center offers upgraded equipment and a separate room for classes daily with certified instructors. The 4 lighted, har tru surface tennis courts will keep you in shape for your golf or tennis workouts. Heritage Oaks is Audubon certified community of 850 homes! Walk and bike the trails and enjoy the abundant wildlife and then stop by the 19th Hole for a relaxing dinner or fellowship without setting foot outside the club! Downtown Sarasota, restaurants, theaters, art galleries are only 20-30 minutes away. Famous Siesta Beach is only 8 miles away! \$4000 Capital Contribution paid by buyer at closing.

**A4417635 5300 HYLAND HILLS AVENUE #U2021 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$207,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 2003      **Garage/Carport:** Garage Door Open      **Total Acreage:**  
**SqFt Heated:** 1,684      **Lot Size SqFt:**      **Water Front:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**  
**Driving Directions:** From I-75 East on Bee Ridge Rd. Go 3 miles to Bee Ridge ext. (Lorraine Rd), turn right, travel about 1 mile to Heritage Oaks entrance on the right

Spectacular and rarely available second floor end unit in Heritage Oaks Golf & Country Club. From the moment you step inside this large 2BR/2 BA plus den end-unit condo you will be amazed by the spectacular views. This unit comes completely furnished for you to move right in or begin renting it out. With 1,684 square feet this unit is large with vaulted ceilings, 3 walk in closets, a garden tub with separate shower and double sinks in the master bath. 1 year home warranty included. Don't let this one get away!!! Heritage Oaks is located just East of I-75 and a quick 25-minute drive to the No. 1 Beach of the country on Siesta Key, Heritage Oaks Golf & Country Club is a private, gated and "bundled" community offering 24-hour Security and a variety of amenities. Which include the 2017 Ron Garl-designed 18 Hole Golf Course, a recently renovated golf shop, 5 heated swimming Pools, 4 lighted, Har-Tru Tennis Courts and a new fitness center with high-end gym equipment and daily fitness classes. The beautiful clubhouse is one of Sarasota's finest and hosts many social events. It also offers Fine Dining and is home to the "19th Hole" Bar & Lounge.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**





**A4418989 5291 MAHOGANY RUN AVENUE #921 SARASOTA, 34241**

<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$210,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 3
<b>Yr Blt:</b> 1999	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b> Non-Applicable
<b>SqFt Heated:</b> 1,684	<b>Lot Size SqFt:</b> 0	<b>Water Front:</b> Lake
<b>Total SqFt:</b> 1,973	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** Bee Ridge Road to Bee Ridge Extension, south on Bee Ridge Extension to Heritage Oaks Golf & Country Club on the right (west side), go thru gate, left turn on Mahogany Run (1st street on left). Follow to 5291 Mahogany Run #921.

Welcome to a beautifully furnished and decorated, highly desirable 2BR/2BA plus Den/Office 2nd floor end-unit "ABBEY" Veranda with lovely golf & lake views in one of the friendliest and amenity-rich communities in Sarasota: Heritage Oaks! This fabulous condo sells TURNKEY FURNISHED and also boasts a 1-car garage, "dramatic" volume ceilings, two tiled and screened-in lanais, shower and garden tub in the master bath and beautiful views from every room. The den can serve as a combination of an office and an additional guest room for friends and family. This large condo presents the ideal get-away for snowbirds and full time residents alike. Heritage Oaks is a gated and private Golf & Country Club, yet it is certainly not only for golfers. It is one of Sarasota's best kept secrets with all the amenities only a "bundled" community can offer: the brand new Ron Garl designed golf course, welcoming members, Har- Tru, lighted tennis courts, the beautiful Pro Shop built in 2015 and a popular fitness facility featuring a classroom for daily classes and a workout room with great equipment. The clubhouse is one of "Sarasota's finest" and home to a formal restaurant and the popular 19th Hole Grill Room & Lounge.

**A4418362 5250 HYLAND HILLS AVENUE #1511 SARASOTA, 34241**



<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$214,900	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS
<b>Yr Blt:</b> 2000	<b>Garage/Carport:</b> Alley Access, Assi	<b>Total Acreage:</b> Non-Applicable
<b>SqFt Heated:</b> 1,684	<b>Lot Size SqFt:</b> 0	<b>Water Front:</b>
<b>Total SqFt:</b> 1,973	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** From I-75 East on Bee Ridge Rd. Go 3 miles to Bee Ridge ext. (Lorraine Rd), turn right, travel about 1 mile to Heritage Oaks entrance. Show ID to guard. Drive straight, turn left at clubhs to Bardmoor Dr., turn left, then turn left onto Hyland Hills Ave.

Immaculate, ground-floor end unit, an Abby Veranda model at Heritage Oaks Golf & Country Club. Wonderful NW views of 14th hole and lake. Pride of ownership shows everywhere. Well maintained, even the oversized, one-car garage. The condo lives most comfortably. Inside laundry. Roomy den/ office. Crown molding. Interesting play of wall-paper and faux paint. Large, inviting screened lanais at each end of condo. Beautifully landscaped grounds with streets meandering through the golf course and around numerous lakes. Amenities galore: 18-hole golf course, five heated pools, state-of-the-art fitness center, tennis courts, and a grand clubhouse. Relax in your maintenance-free home which includes cable, sewer, water, trash, & pest control. This jewel is being offered furnished or unfurnished.

**A4423523 5270 HYLAND HILLS AVENUE #1726 SARASOTA, 34241**



<b>Status:</b> Active	<b>Beds/Baths:</b> 2 / 2.0	<b>Prop Style:</b> Condominium
<b>List Price:</b> \$217,000	<b>Pool:</b>	<b>Subdiv:</b> HERITAGE OAKS VERANDA 5
<b>Yr Blt:</b> 2001	<b>Garage/Carport:</b> Garage Door Open	<b>Total Acreage:</b> Non-Applicable
<b>SqFt Heated:</b> 1,684	<b>Lot Size SqFt:</b> 0	<b>Water Front:</b> Lake
<b>Total SqFt:</b> 1,972	<b>Lot Dimensions:</b>	<b>Water Access:</b>

**Driving Directions:** Bee Ridge Rd east past I-75 to Bee Ridge Extension, 1st right on round-about, south to Heritage Oaks on right (west), thru gate, left at stop sign, follow to Bardmoor Dr, 2nd right and follow to Bldg 5270, Hyland Hills Unit #1726 (unit #'s above garage).

LAKE-VIEWS EXTRAORDINAIRE! Spectacular and rarely available golf & lake views greet you from the moment you step inside this large 2BR/2 BA plus DEN end-unit "ABBEY" Veranda. Pride of ownership is guaranteed to come with this highly desirable 2nd floor that also features dramatic cathedral ceilings and BRANKD-NEW kitchen appliances. The kitchen was just re-painted! This ABBEY sells TURNKEY FURNISHED for your convenience, so you can move right in and start enjoying the Heritage Oaks lifestyle. Located just East of I-75 and less than a 25-minute drive to the No. 1 Beach of the country on Siesta Key, Heritage Oaks Golf & Country Club is a private, gated and "bundled" community that offers 24-hour Security and a variety of amenities to its residents. They include the fantastic 2017 Ron Garl-designed 18 Hole Golf Course, an award-winning (2015 constructed) Pro-Shop, 5 heated Swimming Pools, 4 lighted, Har- Tru Tennis Courts and a Fitness Center with high-end gym equipment and daily fitness classes. The beautiful Clubhouse is one of Sarasota's finest and host to a multitude of Social Events. It also offers Fine Dining and is home to the "19th Hole" Bar & Lounge. Even the most discriminating buyers will not be disappointed. This GEM will not last, so make your appointment today.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**  
**MICHAEL SAUNDERS & COMPANY**  
**Agent: 941-284-7987 Office: 941-951-6660**  
[anja.de@gmail.com](mailto:anja.de@gmail.com)



**A4419927 5260 HYLAND HILLS AVENUE #1621 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$220,000      **Pool:** Gunite/Concrete, Heated, In G      **Subdiv:** HERITAGE OAKS VERANDA 5  
**Yr Blt:** 2000      **Garage/Carport:** Garage Door Open      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,684      **Lot Size SqFt:** 0      **Water Front:** Lake  
**Total SqFt:** 1,973      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Bee Ridge Road east of I-75 to Bee Ridge Extension, make right, Heritage Oaks on right, after gate, left at stop sign, continue on Chase Oaks Drive to Bardmoor Drive, turn left then 2nd right, then left onto Hyland Hills and follow to 5260 Unit 1621.

"LAKE VIEWS EXTRAORDINAIRE" barely does this one justice! Come prepared to leave impressed by this "Million-Dollar View ... On A Budget". This highly sought-after 2nd floor 2BR/2BA "ABBEY" Veranda features one of the most amazing lake and golf views not only in the community, but in all of Sarasota - and beyond. This lovingly furnished and decorated condo sells TURNKEY FURNISHED and already has renters in place for the 2019 Season! Additional highlights include new stainless steel kitchen appliances, a light and bright office/den, soaring cathedral ceilings, screened-in front and back lanais and beautiful furniture and décor. It does not get much better than this, so make your appointment today. Heritage Oaks Golf & Country Club is a private, gated and "bundled" community that offers 24-hour Security and a variety of amenities to its residents. They include the 2017 Ron Garl-designed 18 Hole Golf Course, an award-winning Pro-Shop, 5 heated Swimming Pools, a popular Tennis Club with 4 lighted, Har-Tru Tennis Courts, a Recreation Center offering a variety of great Fitness Classes and Gym Equipment and a fun-filled, active Social Calendar. The beautiful Clubhouse is one of Sarasota's finest and host to a multitude of Social Events. It also offers Fine Dining and is home to the "19th Hole", a more casual Bar & Lounge. A condo with this view is not going to last, so please put this gem on the top of your short list!

**A4419205 5280 HYLAND HILLS AVENUE #1821 SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Condominium  
**List Price:** \$220,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 2002      **Garage/Carport:** Garage Door Open      **Total Acreage:**  
**SqFt Heated:** 1,684      **Lot Size SqFt:**      **Water Front:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** From I-75 East on Bee Ridge Rd. Go 3 miles to Bee Ridge ext. (Lorraine Rd), turn right, travel about 1 mile to Heritage Oaks entrance on the right

Stunning one of a kind Abbey unit in Heritage Oaks. You will love this gorgeous Abbey Veranda overlooking the signature 14th hole. This large and beautifully decorated end unit features cathedral ceilings and enjoys one of the most desirable golf & lake views in the community. The generous size of this condo is just one of the many reasons why this "Abbey" floor plan is so popular. One of the only Veranda units that has a new remodeled master shower. Stainless steel appliances throughout. This unit also comes with a 1 year home warranty for the buyer. This condo has it all! Hurry, will not last! Heritage Oaks Golf & Country Club is one of Sarasota's best kept secrets. This friendly and gated community features a private 18 hole Golf Course, 5 heated Community swimming pools, a stunning clubhouse with Dining Room and Grill Bar, Fitness Center, 4 Har Tru Tennis Courts and a very active social calendar.

**A4406428 5162 MAHOGANY RUN AVENUE SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Villa  
**List Price:** \$235,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 1998      **Garage/Carport:** Garage Door Open      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,572      **Lot Size SqFt:** 4,019      **Water Front:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Lorraine Road 3 miles East of I-75 to Lorraine Rd (formerly Bee Ridge Ext). Heritage Oaks on the west side. Realtors must show RE license at gate. First left at Mahogany Run, house is just past Blue Ash Ave. on the right.

Buttonwood model Club Home, just off the 12th tee. The lovely southwestern exposure from the lanai offers evening breezes, sunsets, wildlife and unobstructed viewing of the action on the golf course. The quartz counter tops and side island in the kitchen provide ample work space and additional casual dining. The oversize double pantry offers storage to cut down on those extra grocery shopping trips which intrude on your golf, tennis and party time. If you must make those grocery runs, the two car attached garage leading to the kitchen makes unloading the car a breeze. The master bedroom has the optional bay window for the light and panorama of the view and the nearly new air conditioner comes with a 10 year transferable warranty on parts and labor to put your mind at ease if you do decide to venture out of the gates and take an extended trip. Heritage Oaks has 850 homes on 550 Audubon Certified acres. If you want a better view of the wildlife, head over to the viewing platform, take a seat, read the pamphlet and enjoy the flora and fauna in the preserve. As a "bundled" community, every homeowner is a full member of the golf and country club; able to enjoy the 18 hole Azinger Lewis Championship golf course, the aqua driving range, the putting green, the new pro shop, any of the five heated community pools, the fitness center, the 4 HarTru surface, lighted tennis courts, the dining room, the 19th Hole Grille Room and the HERITAGE OAKS LIFESTYLE.



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**

**A4425371 5216 MAHOGANY RUN AVENUE SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Villa  
**List Price:** \$240,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 1999      **Garage/Carport:** Driveway, Garage      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,572      **Lot Size SqFt:** 3,983      **Water Front:** Lake  
**Total SqFt:** 2,180      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Bee Ridge Road east, past I-75 to 3rd round about, south on Bee Ridge Extension to Heritage Oaks Golf & Country Club on right (west). Thru gate, make 1st left on Mahogany Run, follow to 5216 Mahogany Run on the right.

Here is a wonderful opportunity to purchase a lovely "Buttonwood" club home in wonderful Heritage Oaks Golf & Country Club! This partially furnished villa is ready for its new owners and your personal touches. Featuring beautiful and light laminate floors, it also boasts breath-taking golf and lake views from the extended lanai and the master bedroom. Do not miss this gem! New in town? You came to the right place! It is very easy to make new friends in Heritage Oaks, well-known for its welcoming residents and seasonal guests. The magnificent Clubhouse hosts a restaurant & grill bar where you can enjoy the many social activities or meet your friends for meals and drinks. Enjoy the fantastic 18 hole golf course, lighted tennis courts, 24 hour fitness and the beautiful grounds that are manicured to perfection. You will love it here!

**A4418717 5141 PEPPERMILL COURT SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Villa  
**List Price:** \$240,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 2002      **Garage/Carport:**      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,572      **Lot Size SqFt:** 3,985      **Water Front:**  
**Total SqFt:** 1,586      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Lorraine Road 3 miles E of I-75 to Lorraine Road (old Bee Ridge Ext). Turn as appropriate. Heritage Oaks on the west side. Realtors must show RE license at gate. Left at clubhouse, right at stop sign. Right on Peppermill, cont. to 5141 on left.

Buttonwood model Club Home, just off the 15th green. The amazing southern exposure from the lanai offers evening breezes and unobstructed viewing of the action on the green. The mature trees also offer protection from the afternoon sun and keep the lanai cooler. There is a mechanical hurricane shutter to close when bad weather approaches or just to put down to protect the lanai furniture and sliders during an extended absence. The two car attached garage leading to the kitchen makes unloading the car a breeze. The master bedroom has the optional bay window for the light and panorama of the view. Property is being sold TURNKEY. Peppermill Court is a cozy section of the community with very social friendly neighbors. Enjoy the game while you relax on your screened Lanai or head to the heated pool just around the corner. As a "bundled" community, every homeowner is a full member of the golf and country club; able to enjoy the 18 hole Azinger Lewis Championship golf course, the aqua driving range, the putting green, the new pro shop, any of the five heated community pools, the state of the art fitness center complete with full time instructor. There are 4 HarTru surface, lighted tennis courts. Club offers a formal dining room along with the more casual, 19th Hole Grille Room. Heritage is a gated community only 20-30 minutes to the Gulf of Mexico or Downtown Sarasota. Come and live the Heritage Oaks Country Lifestyle; you'll be glad you did... This is a very active social community.

**A4423974 5369 PEPPERMILL COURT SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Villa  
**List Price:** \$255,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 2001      **Garage/Carport:** Garage Door Open      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,572      **Lot Size SqFt:** 4,120      **Water Front:** Lake  
**Total SqFt:** 2,180      **Lot Dimensions:**      **Water Access:**

**Driving Directions:** Bee Ridge Road east past I-75 to Bee Ridge Extension, south on Bee Ridge Extension to Heritage Oaks on right, thru gate, left at stop sign on Chase Oaks Dr, left turn on Peppermill Ct, make first right then left and follow to 5369 Peppermill Ct on right.

I am proud to present this light, bright and uplifting "Buttonwood" Clubhome villa in fabulous Heritage Oaks. This property sells TURNKEY FURNISHED and is absolutely pristine and delightfully decorated. Step out on your extended, tiled lanai and admire the golf, lake and wildlife views. The kitchen was just re-painted and boasts stainless steel appliances and corian counter tops. The living area and the den feature low maintenance laminate flooring. You will be proud to entertain your friends and neighbors here! Heritage Oaks is a gated and private Golf & Country Club, yet it is not just for golfers. It is one of Sarasota's best-kept secrets that comes with a lifestyle only an amenity-rich community can offer. Enjoy the Ron Garl designed golf course, har-tru, lighted tennis courts, the beautiful Pro Shop built in 2015 and a popular fitness facility featuring a classroom for daily classes and a workout room. The clubhouse is one of Sarasota's finest and host to countless parties and events and home to a formal restaurant and the popular 19th Hole Grill Room & Lounge. The members are infamous for being social, warm and welcoming. Hurry, this one will not last!



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**

**A4422297 5042 BLUE ASH AVENUE SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Villa  
**List Price:** \$255,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 1998      **Garage/Carport:**      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,585      **Lot Size SqFt:** 5,700      **Water Front:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**  
**Driving Directions:** Bee Ridge Rd or Clark Rd. East to Bee Ridge Extension to Heritage Oaks Entry. Left on Mahogany Run to Right on Blue Ash.

Highly Sought-after Arlington Club home Villa with Very Private Lake Views on an oversized Greenbelt Corner Lot . Beautifully Maintained Maintenance Free offered Furnished with 2 bedrooms + den and 2 baths. Heritage Oaks is a Vibrant resort style Community where outdoor enthusiast and those with a similar interest have a never-ending choice of golf, tennis, fitness center, 5 heated community pools, many social activities, and much more. After all, isn't that why you would want to live here? Don't miss this opportunity!!  
The clubhouse offers full service dining or grab a quick bite in the 19th hole grill.

Beautiful porcelain tile laid on the diagonal Transitions from the kitchen to the extended lanai . Split bedroom plan offering the maximum privacy and natural light brings the outside in.

NEW HVAC just installed and New Range and NEW Refrigerator .  
Don't miss the Private Lanai off the den/office.

Heritage Oaks is a Country Club Community with gated security and close to shopping, fine dining, St. Armand's Circle, Siesta Key, Farmers Market everything Sarasota Offers.

**A4416205 5331 CHASE OAKS DRIVE SARASOTA, 34241**

**Status:** Active      **Beds/Baths:** 2 / 2.0      **Prop Style:** Villa  
**List Price:** \$255,000      **Pool:**      **Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Yr Blt:** 2001      **Garage/Carport:** Garage Door Open      **Total Acreage:** Up to 10,889 Sq. Ft.  
**SqFt Heated:** 1,585      **Lot Size SqFt:** 7,973      **Water Front:**  
**Total SqFt:**      **Lot Dimensions:**      **Water Access:**  
**Driving Directions:** Clark Rd east of I-75 to Lorraine Rd. (Bee Ridge Ext). Turn onto Lorraine then west into Heritage Oaks. Show license to guard. Left on Chase Oaks Dr. to tennis courts, right at stop sign (also Chase Oaks Dr.) and proceed to home on right

Rarely available end unit Arlington model Club Home on the golf course with a water view . Open expanse of green grass and blue sky from the living area and the screened lanai. Tastefully decorated in warm colors with easy maintenance wood flooring and tile , with carpeting in the bedrooms for quiet and comfort. The den has an access door to the western side for extra light and a skylight in the living room brings the sunlight and amiable warmth into the main part of the home. Heritage Oaks is a bundled, gated, golfing community where all the homeowners are full members of the private golf and country club with access to all the amenities: 18 hole championship Azinger designed golf course, aqua driving range, putting green, chipping area, full service pro shop with three teaching professionals; 4 har-tru surface lighted tennis courts, with tennis pro on staff; main pool and spa and four community heated pools interspersed throughout the community; fitness center, meeting room, full service dining room, 19th hole Grille Room and too many social activities to enumerate. The community is located just twenty minutes from Siesta Key Beach and downtown Sarasota, the Van Wezel Performing Arts Center, a little further to St. Armands Circle, Sarasota/Bradenton Airport and Venice, Ringling Museum and a little bit further to Tampa International to the north and Ft. Myers International Airport to the south . You need to see it to appreciate it, so head to Sunny Sarasota and Heritage Oaks Golf and Country Club.

**A4422620 5279 PEPPERMILL COURT SARASOTA, 34241**

**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office:941-951-6660**

**anja.de@gmail.com**





**Status:** Active  
**List Price:** \$260,000  
**Yr Blt:** 2001  
**SqFt Heated:** 1,572  
**Total SqFt:** 2,114

**Beds/Baths:** 2 / 2.0  
**Pool:**  
**Garage/Carport:** Driveway, Garage  
**Lot Size SqFt:** 4,331  
**Lot Dimensions:**

**Prop Style:** Villa  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Pond  
**Water Access:** Pond

**Driving Directions:** Bee Ridge or Clark Road 3 miles East of I-75 to Lorraine Road (old Bee Ridge Ext). Heritage Oaks on the west side. Realtors must show RE license at gate. At clubhouse, left on Chase Oaks to Right at tennis courts. Continue to right on Peppermill Court.

Not just another lovely home on a street, this Buttonwood Club Home comes with a fabulous lifestyle. Heritage Oaks is known for its welcoming and friendly members and loved by seasonal and permanent residents alike. Bring your golf clubs, this home is being sold beautifully, TURNKEY Furnished for an easy move. The two-car attached garage leads directly into the kitchen to make unloading the car a breeze. The kitchen has Corrian counters, a granite topped Island adds extra space and storage along with a built-in buffet in the breakfast area. The master bedroom has a bay window for the light and panorama of the view that will make you happy to wake up in the morning. Living room and dining room have crown molding and the extensive wood flooring makes for low maintenance. An extra-large wall mirror in the dining area gives you a great feeling of space. All windows and sliders have 3M Safety and Security film. Peppermill Court is a cozy section of the community. You're going to love the view from your extended Lanai, overlooking water to the 15th tee and fairway of Heritage Oaks Golf and Country Club. HO is a gated, golfing community with an 18 hole championship golf course, fully stocked Pro Shop, putting green, chipping and sand play practice area. In addition, there is a 24-hour fitness center, 5 heated pools, 4 lighted Har-Tru surface tennis courts, nature trails and numerous social activities. Be sure to take the time to visit the facilities, you'll surely be impressed. Just three miles east of I-75.

**A4423987 5345 PEPPERMILL COURT SARASOTA, 34241**



**Status:** Active  
**List Price:** \$269,900  
**Yr Blt:** 2001  
**SqFt Heated:** 1,585  
**Total SqFt:** 2,240

**Beds/Baths:** 2 / 2.0  
**Pool:**  
**Garage/Carport:** Garage Door Open  
**Lot Size SqFt:** 6,845  
**Lot Dimensions:**

**Prop Style:** Villa  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Lake  
**Water Access:**

**Driving Directions:** Bee Ridge Road east past I-75 to Bee Ridge Extension, south on Bee Ridge Extension to Heritage Oaks on the right, thru gate, left at stop sign on Chase Oaks Dr, left on Peppermill Ct, 1st right, then left and follow to 5345 Peppermill Ct on right.

Ah Florida! Come prepared to leave impressed with this gorgeous "Arlington" end-unit Clubhome villa in one of Sarasota's most precious "lifestyle" communities: Heritage Oaks. This highly desirable floor plan offers not only stunning views of the lake and golf course, it also features tasteful furniture and decoration throughout. The villa sells TURNKEY-FURNISHED and boasts neutral tile in the kitchen and living area and beautiful laminate floors in the den and both bedrooms. Heritage Oaks is a gated and "bundled" community that simply has it all and is unparalleled in the whole Sarasota area: Less than 25 minutes from the Country's No. 1 beach on Siesta Key, this friendly and welcoming community offers an 18 hole championship golf course that was just re-designed in 2017, 5 heated swimming pools, 4 Har-Tru tennis courts with a well established and active Tennis Club, a fitness center with great equipment and daily fitness classes, one of Sarasota's most beautiful clubhouses with a formal restaurant and a more casual Lounge & Bar and a social calendar filled with numerous social events to delight established and brand-new members alike. The 2015-erected and award winning "pro shop" carries the latest active wear fashion high end equipment.

**A4423629 5114 BLUE ASH AVENUE SARASOTA, 34241**



**Status:** Active  
**List Price:** \$279,500  
**Yr Blt:** 1998  
**SqFt Heated:** 1,585  
**Total SqFt:** 2,240

**Beds/Baths:** 2 / 2.0  
**Pool:**  
**Garage/Carport:** Driveway, Garage  
**Lot Size SqFt:** 6,654  
**Lot Dimensions:**

**Prop Style:** Villa  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Lake  
**Water Access:**

**Driving Directions:** Bee Ridge Road east past I-75 to 3rd roundabout, 1st right on roundabout and go south on Bee Ridge Extension to Heritage Oaks on the right, thru gate, 1st left on Mahogany Run, follow to Blue Ash Ave on the right, 5114 Blue Ash will be on the left.

Experience the thrill of enjoying tranquil views of a beautiful lake from this popular end-unit "Clubhome Villa" model in one of Sarasota's most precious "lifestyle" communities: Heritage Oaks. This light & bright villa offers not only stunning views and a wonderful flow, it also features tasteful furniture and decoration throughout. The villa sells TURNKEY-FURNISHED and will delight even the most discriminating buyer who is looking to achieve the perfect Florida lifestyle. The kitchen appliances are brand-new, the A/C and Hot Water Heater have been replaced in 2015. This ARLINGTON villa has also been re-piped in 2018. Heritage Oaks is a gated and "bundled" community that simply has it all and is unparalleled in the whole Sarasota area: Less than 25 minutes from the Country's No. 1 beach on Siesta Key, this friendly community offers an 18 hole championship golf course that was re-designed in 2017, 5 heated swimming pools, 4 Har-Tru tennis courts with a well established Tennis Club, a fitness center with great equipment and daily fitness classes, one of Sarasota's most beautiful clubhouses with a formal restaurant and a more casual Lounge & Bar and a social calendar filled with numerous social events to delight established & new members alike. The 2015-erected and award winning "pro shop" carries the latest active wear fashion and the staff will always greet you with a smile. You are going to make new friends in no time. This is a lifestyle well chosen. This is Heritage Oaks.

**N6103046 4608 SAMOSET DRIVE SARASOTA, 34241**



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**



**Status:** Active  
**List Price:** \$285,000  
**Yr Blt:** 1997  
**SqFt Heated:** 2,419  
**Total SqFt:** 3,132

**Beds/Baths:** 2 / 3.0  
**Pool:** In Ground  
**Garage/Carport:**  
**Lot Size SqFt:** 6,528  
**Lot Dimensions:**

**Prop Style:** Villa  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Pond  
**Water Access:**

**Driving Directions:** Take the Bee Ridge Road Extension to a Right onto Heritage Oaks Blvd, Right on Chase Oaks Drive, Right onto Samoset and the home will be on the left

WONDERFUL WATER VIEW FROM THIS HOME IN THE EVER POPULAR GATED COMMUNITY OF HERITAGE OAKS GOLF AND COUNTRY CLUB! This 2 story villa has over 2400 sq ft of living space and the best part is, the master bedroom is on the first floor! When company arrives they will have their own separate living quarters on the second floor. Nice sized great room with pass thru from the kitchen. Master bath has double sinks, separate shower and large soaking tub. 2nd floor has an open area for just kicking back and playing games, watching TV or just hanging out. The lanai welcomes you to relax, take a deep breath and enjoy the scenery. Just a few steps away is the driving range and clubhouse. Heritage Oaks is a bundled, gated golfing community of 850 homes situated on 550 lush acres. The bundled concept attaches the country club membership to the property, not to the individual and offers property owners an 18 hole Azinger-Lewis championship golf course, aqua driving range, putting green, new Augustus National style pro shop, 5 community pools, 4 Har Tru lighted tennis courts, fitness center with full time fitness director, separate floor exercise & yoga room, a two mile walking trail, full service dining room, meeting rooms, card rooms and the 19th Hole Grille room for casual dining. The location is minutes to Restaurants, Shopping, Galleries, The Arts and everything Downtown Sarasota has to offer. A few minutes more and you have arrived at the beautiful Siesta Key Beach. Come and Live; the Florida Lifestyle is Calling You!

**A4424926 4414 SAMOSET DRIVE SARASOTA, 34241**



**Status:** Active  
**List Price:** \$315,000  
**Yr Blt:** 1999  
**SqFt Heated:** 1,735  
**Total SqFt:** 2,290

**Beds/Baths:** 2 / 2.0  
**Pool:** Gunite/Concrete, Heated, In G  
**Garage/Carport:** Off Street Parking  
**Lot Size SqFt:** 6,053  
**Lot Dimensions:**

**Prop Style:** Villa  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Lake  
**Water Access:**

**Driving Directions:** East on Bee Ridge Road to south on Bee Ridge Extension, Heritage Oaks will be on your right, go thru gate, make right at stop sign, make right on Samoset Drive, follow to 4414 Samoset Drive.

Are you ready? You are warmly invited to come and view a sparkling gem in one of Sarasota's finest bundled communities: Heritage Oaks Golf & Country Club. This maintenance-free villa boasts brand-new stainless steel appliances, beautiful, neutral tile in the living area and glorious golf & lake views from your oversized lanai. Crown molding throughout, corian counter tops and tasteful décor are just the icing on the cake and make the transition into your new winter or permanent home easy and convenient. Maybe your perfect day starts with a round of golf or with a tennis match. Maybe you prefer to take a water aerobics class or hit the gym before brunch. Yoga, perhaps? How about a bike ride to the clubhouse to grab some lunch with your friends? Check out the activity calendar and find out what is going on at the clubhouse tonight. 18-hole Championship Golf course, 4 lighted, har-tru Tennis Courts with a competitive Tennis Club, daily Fitness Classes, 5 heated swimming pools, a sensational Pro-Shop/"Boutique", 24-hour security guard and a gorgeous Clubhouse, home of the popular "19th Hole" Bar Lounge/Grill Room. This is Heritage Oaks. This is what Florida is all about. Are you ready?

**A4411758 4509 SAMOSET DRIVE SARASOTA, 34241**



**Status:** Active  
**List Price:** \$317,900  
**Yr Blt:** 1999  
**SqFt Heated:** 1,874  
**Total SqFt:** 2,532

**Beds/Baths:** 2 / 2.0  
**Pool:** In Ground  
**Garage/Carport:** Garage Door Open  
**Lot Size SqFt:** 6,068  
**Lot Dimensions:**

**Prop Style:** Villa  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:**  
**Water Access:**

**Driving Directions:** I-75 to Bee Ridge Road, Bee Ridge Extension. Enter Heritage Oaks Golf & Country Club, gated please have real estate license to show. First Right on Chase turn Right on Samoset Dr. house on right

Short Sale. Previously BANK APPROVED! Your search ends here! Lovely villa with high end upgrades that will not disappoint. This home displays all the finest touches and a great view of the 7th hole. Kitchen has exotic granite through out, 20' Italian porcelain tile floors, bamboo wood flooring. 42' cabinets in the kitchen, stainless steal appliances, island, breakfast bar, eat-in-area that opens to family and dining areas. Master bedroom his & her walk-in closets, top notch shower for 2. Over sized lanai for morning coffee and relaxing. This is one of the finest, gated 24-hour security, golf course communities in Sarasota. Active golf community with new 18 hole Ron Garl designed championship course, new pro shop, brand new roads, 4 lighted Har- Tru tennis courts, 5 heated swimming pools, recent remodeled fitness center with staff instructors, clubhouse, restaurant with top rated chef. Friendly, active lifestyle awaits you. You are invited to see why Heritage Oaks Golf & Country Club is one of the areas finest golf communities.

**A4400066 4469 CHASE OAKS DRIVE SARASOTA, 34241**



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**



**Status:** Active

**List Price:** \$318,500

**Yr Blt:** 2001

**SqFt Heated:** 1,829

**Total SqFt:** 2,507

**Driving Directions:** Bee Ridge Rd to right on Bee Ridge extension, right to guard house, agents must show RE license, first right is Chase Oaks Drive to 4469 Chase on the right.

**Beds/Baths:** 2 / 2.0

**Pool:**

**Garage/Carport:** Driveway, Garage

**Lot Size SqFt:** 6,622

**Lot Dimensions:**

**Prop Style:** Villa

**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB

**Total Acreage:** Up to 10,889 Sq. Ft.

**Water Front:**

**Water Access:**

One or more photo(s) has been virtually staged. MOTIVATED SELLER ....BRING OFFERS Your opportunity is here. In this gated country club community you will find peaceful living but with an abundance of amenities and social events. The golf course is forgiving and a pleasure to play at all skill levels. This Inverness model has been modified to accommodate a wheel chair and other special needs. The den has been converted into a third bedroom and the master bedroom has an enlarged shower. Meticulously maintained inside and out, this home has vaulted ceilings, wood laminate floors and tile throughout, center island kitchen, laundry room and 2 car attached garage. This maintenance free home has a serene golf course and water view for pleasurable living. Heritage Oaks is a bundled, gated, full service 18 hole member owned golf and country club consisting of 850 homes on 550 Audubon Certified acres, complete with a viewing platform in to the main preserve. Available to each homeowner is the golf course, use of the practice green, putting green, chipping area, pro shop, club house, meeting rooms, card rooms, dining room, 19th Hole grille room, any of the five heated pools, four lighted, har-tru surface tennis courts, Tee Side Patio, and two miles of trail walking or biking. Publix and a strip mall are nearby. Located just 20 minutes from Siesta Key Beach and downtown. The owner is motivated and the home is available for immediate occupancy.

**A4424490 4443 SAMOSET DRIVE SARASOTA, 34241**



**Status:** Active

**List Price:** \$329,000

**Yr Blt:** 1999

**SqFt Heated:** 1,735

**Total SqFt:** 2,290

**Driving Directions:** Bee Ridged Road east, past I-75 to Bee Ridge Extension, south on Bee Ridge Extension to Heritage Oaks on the right, thru gate, right at stop sign, right on Samoset Dr, pass Diamondhead Way on left to 4443 Samoset Dr. House will be on right (south side).

**Beds/Baths:** 2 / 2.0

**Pool:**

**Garage/Carport:** Driveway, Garage

**Lot Size SqFt:** 6,268

**Lot Dimensions:**

**Prop Style:** Villa

**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB

**Total Acreage:** Up to 10,889 Sq. Ft.

**Water Front:**

**Water Access:**

What a delightful breath of fresh air this maintenance-free villa is! Uplifting colors and decor, a spacious floorplan, and high ceilings will welcome you the moment you step through the door and into this popular "Dover" Golf Villa. You and your guests will marvel at the stunning golf view. The current renters love that their view provides a wonderful golf view, yet the privacy that they prefer. The great room and kitchen are ideal for cooking delicious meals and for entertaining family, friends and neighbors. You will find bright tile in the living areas that are easy to maintain. Heritage Oaks truly is a Golfer's Paradise, but even for non-golfers this community offers a variety of amenities that make it one of Sarasota's most desirable destinations. Escape snow, ice and sleet and come to a resort-style place where you will be warmly invited to attend a multitude of events at one of Sarasota's finest clubhouses with restaurant and Bar/Lounge. Enjoy the 18 hole golf course, an award-winning Pro-Shop, 5 heated swimming pools, 4 Har-Tru tennis courts, a fitness center with a gym and daily fitness classes and a fun-filled social calendar. No need to endure the next blizzard, the furniture is INCLUDED. Welcome to Heritage Oaks!

**A4419906 4438 SAMOSET DRIVE SARASOTA, 34241**



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**





**Status:** Active

**List Price:** \$348,900

**Yr Blt:** 1999

**SqFt Heated:** 1,735

**Total SqFt:**

**Driving Directions:** East of I-75 on Bee Ridge Rd then South on Bee Ridge Ext or Clark Rd (SR72) then North on Bee Ridge Ext. Use main entrance to Heritage Oaks. After gatehouse, turn right at Clubhouse then 1st right on Samoset

**Beds/Baths:** 2 / 2.0

**Pool:** Gunite/Concrete, Heated, In G

**Garage/Carport:**

**Lot Size SqFt:** 6,178

**Lot Dimensions:**

**Prop Style:** Villa

**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB

**Total Acreage:** Up to 10,889 Sq. Ft.

**Water Front:**

**Water Access:**

Comfort and Style best describes this fabulous Two bedroom + den, 2 bath, Dover Model Villa, in unspoiled Heritage Oaks. This villa will satisfy even the most discerning buyer, offering spectacular lake and 5th Fairways golf course views.

Stylish custom window treatments, tasteful color choices, foyer featuring a coffer With triple crown molding, all add to enhance the ambiance of this villa.

The kitchen features complementary Corian counters and raised panel cabinetry .

New dishwasher and refrigerator (2017) The adjoining breakfast nook is both warm and inviting.

The den features a built-in bookcase allowing enough room for a queen sized pull out for Extra guest.

The 2nd bedroom split plan allows privacy space for guest and is welcoming and Comfortable.

The master bedroom is spacious and the en suite with double sink, walk in shower, and garden tub,

Sliding doors open from the kitchen, master bedroom, and living room to access the large extended screened lanai that brings the outdoor in.

The Lanai and Pool area are impeccable and pool was re surfaced in 2014

The villa has also recently been re-piped as well as barrel tile roof replaced in last couple of years

Heritage Oaks is a Private country club with a 18 hole championship golf course, four lighted tennis courts, five pools, and an active fitness center.

Conveniently located a short distance off I-75 minutes from beaches, restaurants, theaters, museums and Downtown.

Furniture Available under separate agreement

**A4416862 4626 SAMOSET DRIVE SARASOTA, 34241**



**Status:** Active

**List Price:** \$349,000

**Yr Blt:** 1999

**SqFt Heated:** 1,772

**Total SqFt:** 2,509

**Driving Directions:** Lorraine Road from Bee Ridge Or Clark Road, 3 miles east of I-75. Turn as appropriate to west on Heritage Oaks Blvd., show RE license, straight to stop sign, right on Chase Oaks Dr. to first right, Samoset Dr., 1st villa on the left.

**Beds/Baths:** 2 / 2.0

**Pool:** Gunite/Concrete, Heated, In G

**Garage/Carport:** Driveway

**Lot Size SqFt:** 6,240

**Lot Dimensions:**

**Prop Style:** Villa

**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB

**Total Acreage:** Up to 10,889 Sq. Ft.

**Water Front:**

**Water Access:**

Looking for the WOW factor in a home: You've got to see this villa for yourself, you won't believe your eyes. This Cheshire Golf Villa is a rare find at Heritage Oaks, and this unique property is truly one of a kind. Ceramic tile throughout the major living areas and carpet where you want the softness. The kitchen is set up for the gourmet chef, and opens to the dining area. The adjacent living room, with a built-in entertainment center and extra storage, encourages conversation and relaxed living. The covered lanai invites outdoor living around the heated pool and spa. The Master en-suite bedroom also opens onto the pool deck but the windows open to the expansive lake. Hurricane shutters keep everything safe and dry. The location of this property is one of the best as it is a quick walk or bike ride to the clubhouse for the main dining room; the 19th Hole Grille Room, meeting rooms and administration offices. Through the breezeway will take you into the recently renovated fitness center with new equipment in one room overlooking the main pool and a second room for organized classes with guest instructors and floor exercises -think yoga. The Pro Shop, with three teaching pros and a merchandising center is bracketed by the putting green, the aqua driving range and the short game practice area. The recently renovated, lighted, har-tru surface tennis courts host a very active tennis group who participate in the inter-club league around the county and beyond. Join us in the Heritage Oaks lifestyle

**A4410786 4398 LEGACY COURT SARASOTA, 34241**



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office:941-951-6660**

**anja.de@gmail.com**

Copyright 2019 MFR, Inc. Information deemed reliable but not guaranteed. Parties are advised to verify.

1/26/2019 - 9:18 AM



**Status:** Active  
**List Price:** \$385,000  
**Yr Blt:** 2002  
**SqFt Heated:** 1,801  
**Total SqFt:** 2,488

**Beds/Baths:** 3 / 2.0  
**Pool:**  
**Garage/Carport:** Garage Door Open  
**Lot Size SqFt:** 7,289  
**Lot Dimensions:**

**Prop Style:** Single Family Residence  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:**  
**Water Access:**

**Driving Directions:** Bee Ridge Rd or Clark Rd, 3 miles east of I 75, to Lorraine Rd ( old Bee Ridge Ext), Turn to Heritage Oaks on the west side. Show RE license, Right on Chase Oaks, right onto Samoset Dr, left onto Diamondhead, right onto Legacy Ct. Last house on left.

Come on in, you've arrived in paradise! This Patio Home sits on a cul-de-sac at the end of the road with water and nature preserve all around you. One of a kind and totally private. This Cypress model Patio Home is best of all worlds and they don't come up often for sale: US home only built 5 or 6 of them at HO. The upgrades in this home are outstanding. Lovely tray ceilings in the foyer, living room/dining room and the breakfast area. Rarely available three full bedrooms along with a family room, two full baths, great room concept that includes a breakfast area and a more formal dining space. The breakfast room features an aquarium window (very rarely seen), brings in fabulous views of the lake and tranquility from the Lanai. Large Master bedroom also has a private access to the outdoor living space. Master bath has dual sinks, soaker tub, separate shower and water closet offers plenty of privacy. Lots of room for a pool, even though there is a heated community pool just a short block away. All of the community roads have been recently repaved, this road is pristine due to the minimum amount of traffic. The golf course was completely renovated this past November and readily playable. Join one of the golf or tennis leagues, bridge groups, Lifetime Enrichment programs, fitness center exercise classes, aquatics, dining and meet and greet in the 19th Hole Grille Room. Only twenty minutes or so to Siesta Key, downtown Sarasota, the marina, Ringling Bridge to St. Armand's Circle and Longboat Key.

**A4412732 4422 LEGACY COURT SARASOTA, 34241**



**Status:** Active  
**List Price:** \$395,000  
**Yr Blt:** 2002  
**SqFt Heated:** 1,856  
**Total SqFt:** 2,434

**Beds/Baths:** 2 / 2.0  
**Pool:** Child Safety Fence, Gunite/Co  
**Garage/Carport:** Driveway, Garage  
**Lot Size SqFt:** 8,173  
**Lot Dimensions:**

**Prop Style:** Single Family Residence  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** 1/2 Acre to 1 Acre  
**Water Front:**  
**Water Access:**

**Driving Directions:** East of I-75 via Bee Ridge or Clark Rd to Lorraine Rd (old Bee Ridge Ext). Turn and proceed to Heritage Oaks front gate, show RE license to guard. Right at stop sign to right on Samoset, left on Diamond Head, right on Legacy Ct. at pool, to #4422.

REDUCED and ready for a new owner. Are you ready to enjoy your own piece of Paradise? You've found it here at Heritage Oaks Golf and Country Club! This pristine Patio Home is on a quiet cul-de-sac overlooking a tranquil lake, complete with tropical birds and wildlife, the deer roam freely around the community. A Patio Home is a free standing, single family home, the Doral model offers 1856 square feet under air. When you walk into this home, you'll be dazzled by the panorama view. The great room concept includes the kitchen, living room/dining room and the sliders which open to the screened lanai and sparkling pool and spa. The sellers have just purchased all beautiful new kitchen stainless steel appliances. W/D 8 years old. The tray ceiling in the living room adds a touch of class. The pocket doors on both the den and guest room offer privacy for your guests. Bay windows add light to both bedrooms. How about a round of golf with friends. The pro shop is open daily with full time professionals to get your game up to speed. If tennis is your game, you're sure to enjoy the very active Tennis League. How about an exhilarating workout in the state of the art Fitness Center with a group or a personal trainer? The community offers five miles of walking trails, five heated pools, four lighted Har Tru tennis courts. Join one of the many social activities kick back with friends and family at the 19th Hole Grille room for food fun! HERITAGE OAKS is just 20-30 minutes to the Gulf of Mexico and Downtown Sarasota.

**A4413070 4636 CHASE OAKS DRIVE SARASOTA, 34241**



**Status:** Active  
**List Price:** \$499,500  
**Yr Blt:** 1999  
**SqFt Heated:** 2,500  
**Total SqFt:** 3,670

**Beds/Baths:** 3 / 3.0  
**Pool:** Gunite/Concrete, Heated  
**Garage/Carport:** Driveway, Garage  
**Lot Size SqFt:** 10,400  
**Lot Dimensions:**

**Prop Style:** Single Family Residence  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:**  
**Water Access:**

**Driving Directions:** GATED COMMUNITY!! NO SIGNS ALLOWED. BEE-RIDGE ROAD NORTH. RIGHT ON BEE-RIDGE EXTENSION. RIGHT INTO HERITAGE OAKS GOLF & COUNTRY CLUB. LET GUARD KNOW YOU ARE A REALTOR & A BUSINESS CARD IS NEEDED. FOLLOW TO STOP SIGN. GO RIGHT & HOME WILL BE DOWN ON LEFT.

Heritage Oaks Golf & Country Club!! Pristinely maintained move-in ready home. BRAND NEW 5-TON A/C INSTALLED 12/13/18. Perfect for year-round or seasonal living this home has 3-bedrooms, 3-full baths, formal living & dining rooms, family room, a bonus room (that could be made into a 4th bedroom if needed) & heated pool w/spa. The open, split floor plan with vaulted ceilings offers the perfect home for entertaining. The chef will enjoy chiming in on conversations from the large eat-in kitchen that overlooks the family room. The electric fireplace provides heat on cool days or just enjoy the ambiance. Master bedroom suite is separate from guest bedrooms for privacy w/access to pool/lanai area. Master bath has double sink vanity, tub & separate shower. Aquarium window in breakfast area, sliding doors in living room, family room & bonus room overlook oversized covered/screened pool/spa area with views of the 18th hole golf course. Swim in your pool or put some steaks on the grill & relax with a cool beverage after a day of playing golf, hitting the tennis courts, working out in the phenomenal fitness center or enjoying the numerous social activities. Heritage Oaks offers the country club lifestyle you have been looking for and this home is conveniently located a short distance away from club. Sarasota also provides an abundance of entertainment for all ages. Arts, theatre, music and sandy beaches on the gulf of mexico are just a few highlights. ( ALL FURNISHINGS AVAILABLE UNDER SEPARATE PURCHASE.)

**A4411829 4630 CHASE OAKS DRIVE SARASOTA, 34241**



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**



**Status:** Active  
**List Price:** \$500,000  
**Yr Blt:** 1998  
**SqFt Heated:** 2,187  
**Total SqFt:** 2,916

**Beds/Baths:** 3 / 2.0  
**Pool:** Gunite/Concrete, In Ground, S  
**Garage/Carpport:** Driveway, Garage  
**Lot Size SqFt:** 10,966  
**Lot Dimensions:**

**Prop Style:** Single Family Residence  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** Up to 10,889 Sq. Ft.  
**Water Front:** Lake  
**Water Access:**

**Driving Directions:** Bee Ridge Road east of I-75 to Bee Ridge Extension, right turn on Bee Ridge Extension to Heritage Oaks on right, thru gate to stop sign, right turn on Chase Oaks Drive.

Located close to shopping and beaches in one of Sarasota's most popular gated communities HERITAGE OAKS GOLF & COUNTRY CLUB, this exceptional home is destined to delight even the most discriminating buyer. Simply an entertainer's delight this property offers spectacular panoramic views of the large of the golf course and the lake, an updated kitchen, crown molding, a generously sized pool with spa and within walking distance to the beautiful clubhouse with restaurant. Go for a swim in your pool, relax or entertain on your generously sized pool deck or take a stroll to the clubhouse to attend one of the fun events that take place year round. If you and your family are planning to live the Florida life in style, this gorgeous home should be on your short list! This warm and welcoming community offers an 18 hole championship golf course that was just re-designed and re-opened in November 2017, an award-winning pro shop "boutique" with a great selection of high-end apparel and sporting goods, 5 heated swimming pools, 4 Har-Tru tennis courts and an active Tennis Club, a fitness center with superior equipment and daily fitness classes given by the on-staff Fitness Director. Heritage Oaks is also home of one of Sarasota's most beautiful clubhouses with a formal restaurant and a more casual Lounge & Bar and a social calendar filled with numerous parties, organized activities outside the community and a multitude of social events to entertain established and brand-new members alike. This community stays on the pulse and continuously adjusts to meet the expectations of new and existing members and therefore constantly improves. All roads were re-done in 2017/2018. The grounds are always impeccably maintained. Most importantly: You will make new friends in no time. Heritage Oaks is well-known for its friendly and welcoming members. This is the perfect lifestyle to enjoy your winters or your retirement in one of the most beautiful and fastest-growing towns on Florida's beautiful west coast.

**A4424494 4595 CHASE OAKS DRIVE SARASOTA, 34241**



**Status:** Active  
**List Price:** \$540,000  
**Yr Blt:** 2000  
**SqFt Heated:** 2,279  
**Total SqFt:** 3,134

**Beds/Baths:** 3 / 2.0  
**Pool:** Gunite/Concrete, Heated, In G  
**Garage/Carpport:** Driveway, Garage  
**Lot Size SqFt:** 11,706  
**Lot Dimensions:**

**Prop Style:** Single Family Residence  
**Subdiv:** HERITAGE OAKS GOLF & COUNTRY CLUB  
**Total Acreage:** 1/4 Acre to 21779 Sq. Ft.  
**Water Front:**  
**Water Access:**

**Driving Directions:** Bee Ridge Road east of I-75 to Bee Ridge Extension, south on Bee Ridge Extension to Heritage Oaks on right (west side), thru gate and right turn on Chase Oaks Drive at stop sign, follow Chase Oaks Drive to 4595 Chase Oaks on the right.

Do not miss this JEWEL in ALL OF SARASOTA! This is what you have been waiting for! A true GEM in Heritage Oaks! Imagine yourself living in this highly desirable and beautifully updated home in one of Sarasota's most SOCIAL AND WELCOMING communities. The location of this 3BR/Den/2BA "St. Charles" Pool home is hard to beat: only a short drive away from shopping, restaurants and beaches, this property is wonderfully quiet and lets you forget the fact that you are so close to all the conveniences Sarasota has to offer. SPECTACULAR LAKE views will impress EVERYONE! This home offers the popular "great room" floor plan and is an entertainer's delight. The gorgeous pool and large lanai invite you to host your family, friends and neighbors or to simply relax & enjoy the quintessence of the Florida Lifestyle. Updates include gorgeous granite counter tops, lovely details and one of the best views in the community. Heritage Oaks is a gated and private Golf & Country Club, yet it is not just for golfers. It is one of Sarasota's best-kept secrets that comes with a lifestyle only an amenity-rich community can offer. Enjoy the brand new Ron Garl designed golf course, har-tru tennis courts, the beautiful Pro Shop built in 2015 and a popular fitness facility featuring daily classes and a workout room. The clubhouse is one of SARASOTAS' FINEST and host to countless parties and events and home to a formal restaurant and the popular 19th Hole Grill I guarantee it: You Will Love It Here! So will everyone else, so don't delay!



**For more information on this or any other properties, please contact:**

**Anja Deichmann**

**MICHAEL SAUNDERS & COMPANY**

**Agent: 941-284-7987**

**Office: 941-951-6660**

**anja.de@gmail.com**