

**A4589219****5032 WILLOW LEAF WAY SARASOTA, 34241**

**County:** Sarasota  
**Subdiv:** BENT TREE VILLAGE  
**Beds:** 2  
**Baths:** 2/1  
**Pool:** Private  
**Style:** Single Family Residence  
**Const Status:**

**Acreage:** 1/4 to less than 1/2  
**Garage:** Yes **Attch:** Yes **Spes:** 2 **Carport:** No **Spes:**  
**Garage/Carport:** Garage Door Opener  
**Location:** In County, Landscaped, Near Golf Course, Street Dead-End, Street Paved

**Status:** Active  
**List Price:** \$825,000  
**Year Built:** 1980  
**Special Sale:** None  
**ADOM:** 0  
**CDOM:** 0  
**Proj Comp Date:**  
**Pets:** Cats OK, Dogs OK  
**SqFt Heated:** 2,146  
**Total SF:** 2,700  
**LP/SqFt:** \$384.44

Nestled within the private gated setting in one of the most coveted neighborhoods in Sarasota, gorgeous Bent Tree. You will be captivated by the breathtaking views and the stunning lake that provides a serene setting for relaxation. The pool and patio area has expansive water views awaiting your arrival each day. The perfect place for entertaining with privacy and quietness of the lake. As you step inside you'll be greeted by an impressive two-story foyer adorned with an incredible wood plank slanted ceiling. This custom home has an openness with soaring ceilings creating a sense of spaciousness and an abundance of natural light throughout. The living room boasts a fabulous wood-burning fireplace for those cozy winter evenings. The kitchen is spacious and includes an island for extra workspace and storage, a closet pantry and a desk area. The large dining area has plantation shutters and french doors to the Florida Room where the wall of windows provides picturesque views of the lake. You'll find 2 master suites and both of considerable size. The main floor master suite has sliders to the pool, a walk-in closet and a full bath with it's own door to the pool. The second floor master suite has his and her closets, a walk-in closet and a full bath including dual sinks, a tub and a separate shower. There is also a half bath on the first floor. The laundry room has lots of storage space and ample room for your laundry needs. This amazing home has a 2 car garage and a long driveway for your vehicles. There is a well on the property used for irrigation. Bent Tree 2 has an annual fee of only \$586 with no CDD and this property is not in a flood zone. Membership at Bent Tree Golf Club is optional. An ideal location near great schools and a short commute to Siesta Key Beach, I75, Sarasota Bradenton Int'l Airport, UTC, Celery Fields, Rothenbach Park, golf courses, dining and so much more! Roof 2016, Water Heater and Pool Pump 2023. Bring your contractor if you desire another bedroom or an office - don't pass up this fantastic lot!

**Land, Site, and Tax Information**

**SE/TP/RG:** 05/37/19  
**Subd #:**  
**Tax ID:** 0260150009  
**Taxes:** \$2,888  
**Auction:**  
**Homestead:** Yes  
**Alt Key/Folio:**  
**Lot Dimensions:**  
**Water Frontage:** Lake  
**Water View:** Lake  
**Legal Description:** LOT 80 BENT TREE VILLAGE UNIT 2

**Zoning:** RSF2  
**Future Land Use:**  
**Zoning Compatible:**  
**Tax Year:** 2023  
**Auction Time:**  
**Complex/Community Name:**  
**Lot Size Acres:** 0.32

**Section #:**  
**Block/Parcel:**  
**Front Exposure:** North  
**Lot #:** 80  
**Other Exemptions:**  
**Additional Parcels:** No  
**Ownership:** Fee Simple  
**Flood Zone Code:** X  
**Waterfront Feet:** 0  
**Water Extras:**

**Floor Number:**  
**CDD:** No  
**Annual CDD Fee:**  
**Land Lease Fee:**  
**Plat Book/Page:** 2417-2526

**Interior Information**

**Air Conditioning:** Central Air  
**Heating and Fuel:** Central  
**Fireplace:** Yes/Living Room, Wood Burning

**Utilities:** Cable Connected, Electricity Connected, Sewer Connected  
**Sewer:** Public Sewer

**Interior Features:** Ceiling Fans(s), High Ceiling(s), Solid Wood Cabinets, Split Bedroom, Walk-In Closet(s), Window Treatments

**Flooring Covering:** Carpet, Ceramic Tile, Laminate  
**Security Features:**  
**SqFt Heated Source:** Public Records

**Water:** Public, See Remarks, Well

**Appliances Included:** Dishwasher, Dryer, Microwave, Range, Refrigerator, Washer

**Additional Rooms:** Florida Room, Inside Utility

Room	Dimensions	Room	Dimensions	Room	Dimensions	Room	Dimensions
Living Room	12x16	Dining Room	12x15	Kitchen	14x12	Primary Bedroom	19x11
Primary Bathroom		Primary Bedroom	20x14	Primary Bathroom		Florida Room	27x12
Foyer	9x16	Laundry	6x9				

**Exterior Information**

**Exterior Construction:** Stucco, Wood Siding  
**Roof:** Shingle  
**Pool:** In Ground  
**Exterior Features:** French Doors, Hurricane Shutters, Sliding Doors

**Description:**  
**Garage Dimensions:**  
**Pool Dimensions:**

**Community Information**

**HOA / Comm Assn:** Yes **HOA Fee:** \$586.00  
**Monthly HOA Amount:** \$49  
**Housing for Older Persons:** False **# of Pets:**  
**Community Features:** Deed Restrictions, Gated Community - No Guard, Golf Carts OK, Park  
**Fee Includes:** Private Road  
**Elementary School:** Lakeview Elementary

**HOA Pmt Sched.:** Annually **Mo Maint\$(add HOA):**  
**Other Fees:**  
**Pet Size Limit:**

**Middle Or Junior School:** McIntosh Middle

**High School:** Sarasota High

**Realtor Information**

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

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