



\$ 1,200,000



1744 Irving St, Sarasota, FL 34236

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: A4657636
- » Single Family | 1,118 ft² | Lot: 7,456 ft²
- » More Info: 1744IrvingStSarasota.IsForSale.com



Fred Sassen

404.408.5956

fredsassen@michaelsaunders.com

<http://fredsassen.michaelsaunders.com/>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office

1605 Main Street
Sarasota, FL 34236
(941) 951-6660

Remarks

This charming 3 bed 2.5 bath cottage was originally constructed in 1915, and completely remodeled and renovated in 2018. This home is located on a quiet street in one of the most desirable West of the Trail neighborhoods, the Hudson Bayou. It's walking distance to Selby Gardens, Downtown Sarasota, Bayfront Park, and restaurants and shops. Perfect "old Florida" bungalow with the front porch that we all love AND a pool in the backyard. High ceilings, 3 bedrooms 2-1/2 baths in main house. Attached to the garage is a "pool house" with an extra 1/2 bathroom that could easily be made into a guest room. The kitchen has custom cabinets/countertops and there are heart pine floors throughout. HVAC 2019, new roof 2020. impact windows on front porch.

