



## 3475 CLARK RD, #173, SARASOTA, FL

### \$267,750



Welcome to the neighborhood of Canterbury Ct, located in The Eagles! Enjoy This ground-level condominium is now available at Sienna Park on Clark! Unit 173 offers two entrances; one door enters into the kitchen, and the second door enters into a small foyer for the living room. There are sliding glass doors to a private backyard garden space, which provides both a pleasant view and natural light for the living area. The kitchen has granite countertops and an L-shaped configuration, taking a design advantage of the space. A designated dining area is situated between the kitchen and living room. Primary bedroom features include a walk-through closet and a private bathroom. Two additional bedrooms share a hall bathroom, while the laundry closet provides an added, in-unit convenience. Furnishings will be conveyed. FEMA Flood Zone X. Property sold "As-is". Buyer and/or buyer's agent responsible for verifying all pertinent information deemed relevant by the prospective buyer, including but not limited to square footage, acreage, utilities, taxes, zoning, permitting, condition, school zones, HOAs, etc.

PARCEL #: 0088091073

**SARA OCHS**  
 LICENSED FLORIDA SALES ASSOCIATE  
 LIC. #SL3457417  
 SARA.OCHS@REALLOOK.COM  
 (913) 963-9413

**DAN MAHANEY**  
 LICENSED FLORIDA REAL ESTATE BROKER #BK3088842  
 DAN.MAHANEY@REALLOOK.COM  
 (954) 835-4141  
 7777 DAVIE ROAD EXT.  
 HOLLYWOOD, FL 33024

**JASON OCHS**  
 LICENSED FLORIDA SALES ASSOCIATE  
 LIC. #SL3534264  
 JASON.OCHS@REALLOOK.COM  
 (913) 963-9410