



\$ 1,299,000



335 Arthur Dr, Sarasota, FL 34236

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4654611
- » Single Family | 1,445 ft<sup>2</sup> | Lot: 11,326 ft<sup>2</sup>
- » More Info: [335ArthurDr.IsForSale.com](http://335ArthurDr.IsForSale.com)



**Barbara May**  
 404.822.9264  
[barbaramay@michaelsaunders.com](mailto:barbaramay@michaelsaunders.com)  
<http://barbaramay.michaelsaunders.com>

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

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

#### Remarks

Under contract-accepting backup offers. Outstanding investment opportunity, incredible price, 2 blocks to all that St. Armand's Circle has to offer with its multiple shops and top restaurants plus easy stroll to Lido Beach. The oversized corner lot is 11,453 sq ft. The property did have storm damage and could be remodeled or build new. The triple sliding doors from the living room to the oversized enclosed lanai are hurricane rated as are the oversized window in the living room and the primary bedroom. The home has been remediated, the lanais have not. Large in-ground pool awaits your workmanship. You can't beat the location or the proximity to downtown Sarasota and there is even a free trolley to get you there. Build or remodel your vacation home and have an easy rental when you are not in town.

