



\$ 279,900

2016 Riverbluff Pkwy # V328, Sarasota, FL 34231

- » Beds: 2 | Baths: 2 Full
- » MLS #: A4669222
- » Condominium | 1,312 ft²
- » More Info: 2016RiverbluffPkwyV328.IsForSale.com



Bob Moffatt

941.232.3370

bobmoffatt@michaelsaunders.com

<http://wellmanmoffatt.michaelsaunders.com>

Michael Saunders & Company
LICENSED REAL ESTATE BROKER

Sales Office

8660 S. Tamiami Trail

Sarasota, FL 34238

(941) 966-8000



Remarks

One of a kind! Unique large side yard with big window, giving partial water views and fabulous sunsets. Sit on the dock across the street and watch the sunsets on the creek. This is the one you've been waiting for, this very open concept floor plan. Fantastic light and bright 2BR/2BA end unit with water views of Phillippi Creek. Updated, kitchen offers wood cabinets, Formica counter tops, pantry closet with pull outs, a desk, and is open to the dining/living room. Electric fireplace in living room is wonderful and easy to operate. You will enjoy the view and privacy from the tiled lanai with vinyl sliders and hurricane shutters. Walk across the street down the path to a dock which is great for fishing, sunsets & bird watching. Some windows have been replaced. Ceramic tile throughout, replumbed, A/C replaced in 2025, electrical box replaced in 2019, roof was done in 2023, washer & dryer located in air-conditioned laundry room. Safe & quiet 55+ active community offers clubhouse with heated pool, card/game room, fitness room, library & on-site manager. Boat docks are available first come first served for \$1,344 per year. 2 pets allowed, maximum height of 15" at shoulder. Convenient to shopping, banking, restaurants and only 2 Miles to Siesta Key beaches. Shelving in Family room doesn't convey.

