



\$ 1,350,000



2306 Valencia Dr, Sarasota, FL 34239

- » Beds: 3 | Baths: 2 Full, 1 Half
- » MLS #: A4670909
- » Single Family | 1,949 ft<sup>2</sup> | Lot: 9,803 ft<sup>2</sup>
- » More Info: [2306ValenciaDr.IsForSale.com](https://www.2306ValenciaDr.IsForSale.com)



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#### Remarks

Welcome to 2306 Valencia Drive a practically new construction home in the heart of Sarasota's coveted Southgate neighborhood. Taken down to just a few original walls and completely rebuilt, the residence offers modern livability with elevated 10' ceilings, new plumbing, new electrical, impact windows, and a brand-new pool. Designed for today's lifestyle, the open floor plan blends effortless entertaining with everyday comfort. The kitchen anchors the home with premium finishes and abundant natural light, while the primary suite feels like a private retreat. Perfectly positioned within the highly sought-after Southside Elementary district and just minutes from Sarasota Memorial Hospital, downtown, and the beaches, this home delivers the rare combination of charm, convenience, and new-construction quality in a central location.

