

Luxury  
condominium units  
with tenants already  
in place



## Trusted Realtor

Regina Melman

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## EMERALD OAKS

Luxury Condominium Homes  
in Sarasota County





# Amenities

7.78 acres limited access complex with two entries

1852 square feet total under the roof

3 bedroom / 2 bath units

Single car over-sized garage

Fully enclosed structures with hurricane-resistant windows and doors (130 mph wind rating)

Large community swimming pool

Tile and carpeting

Complete appliance package

Raised custom-built panel cabinets 15" deep

Granite countertops in kitchen and baths

Under-mount stainless steel sink in the kitchen

All ceiling fans and lighting fixtures included

Wired for cable television - Verizon (Fios) or Comcast

Approximately 3600 square foot Recreation/Meeting building with wet bar in kitchen

Security system, with optional monitoring

City water and sewer

9'4" ceilings

Screened lanai

Covered/lighted entry

Front loader/stackable washer & dryer





## GREAT OPPORTUNITY

Emerald Oaks are poised for significant capital appreciation over the long term, offering investors substantial returns on their initial investment

Emerald Oaks sets a new standard for luxury living, attracting tenants seeking an unparalleled lifestyle experience in SARASOTA COUNTY



Infrastructure is already in place, including underground utilities for **additional 13 lots** to be developed into **78 additional luxury Condos**



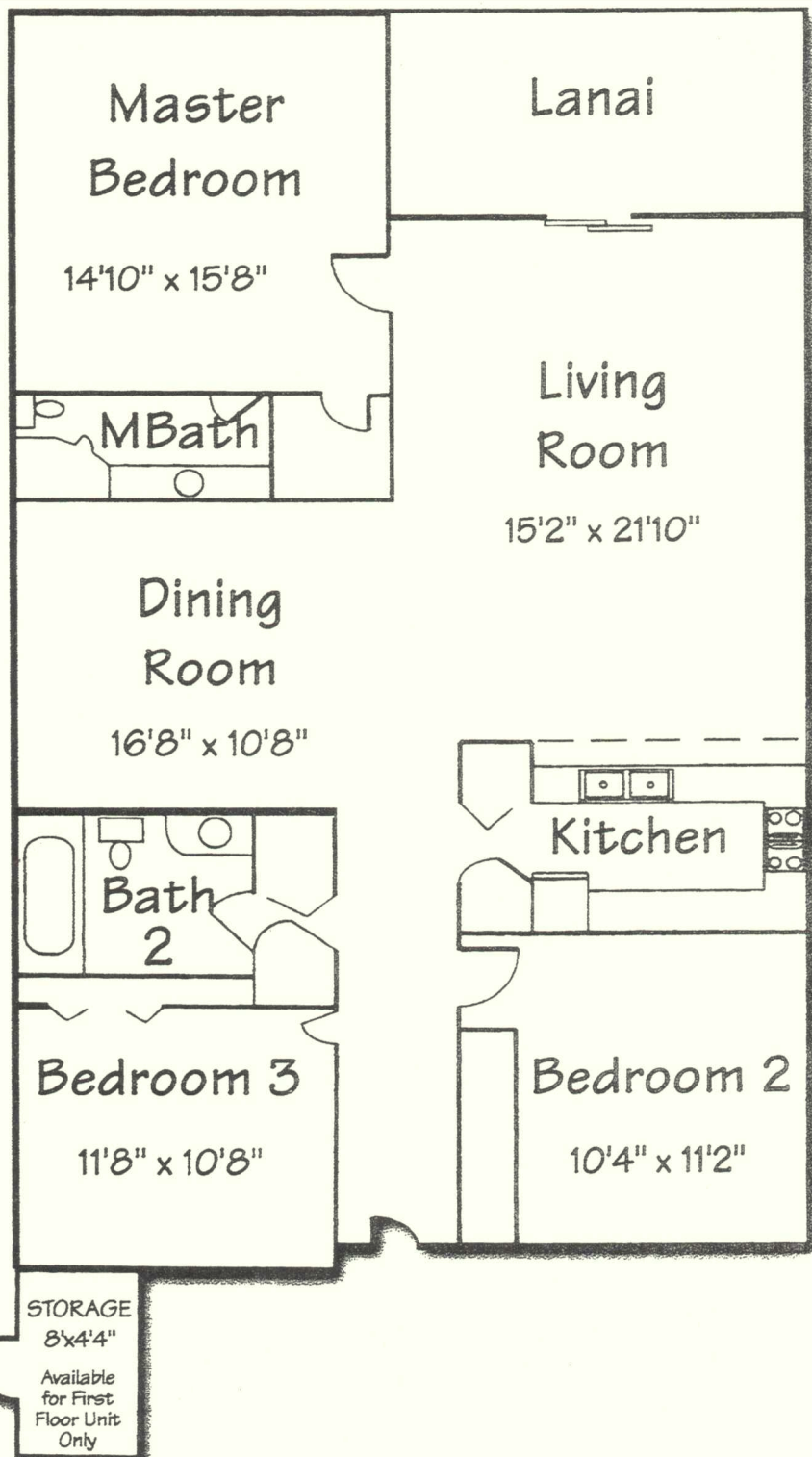
## INVESTMENT HIGHLIGHTS

Situated in an affluent neighborhood renowned for its exclusivity and high property value, Emerald Oaks Luxury Condominiums in Sarasota County offers investors a prestigious address

With its premium features and desirable location, Emerald Oaks Luxury Condominiums commands competitive rental rates, ensuring investors enjoy impressive rental yields

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## PROPERTY

## FACTS

Price	\$15,000,000
Sale Type	Investment
No. Units	28
Property Type	Multifamily
Property Subtype	Luxury Condos
Apartment Style	Garden
Building Class	B
Lot Size	7.78 AC
Building Size	39,900 SF
Average Occupancy	100%
No. Stories	2
Year Built	2008
Parking Ratio	1.98/1,000 SF
Living Area	1425 s.f.
Lanai Area	131 s.f.
Entry Area	33 s.f.
Garage Area	266 s.f.







## EMERALD OAKS LUXURY CONDOS SARASOTA COUNTY

4520 S. Biscayne Drive  
North Port, Florida 34287



## Regina Melman

Premium Property Realtor  
Multi-Million Dollar Producer  
RE/MAX Realty Hall of Fame

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## LOCAL ATTRACTIONS:

### Warm Mineral Springs:

(1.4 miles)

America's #1 warm mineral spring for relaxed swimming, walking, and wading. It features the highest concentration of minerals of any mineral water in the United States.

### Heron Creek Golf & Country Club

(2 miles)

Ready for you in a meticulously designed golf and country club community

### Downtown Wellen Park

(6 miles)

a thriving hub for residents and visitors alike with a lively atmosphere that invites you to explore and enjoy all that it has to offer.

### Sarasota Memorial Hospital

(5.6 miles)

Nationally ranked in 2 adult specialties and rated high performing in 5 adult specialties and 13 procedures and conditions. It is a general medical and surgical facility. It is a teaching hospital.

### Costco Wholesale

(6 miles)

Big box national retailer Costco has closed on the site for its newest store location, in North Port's Wellen Park development near U.S. 41