



# THE MULTIFAMILY FIRM™

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## New to Market!!



Montclair Villas | 2007 Masonry Construction Duplex



3-BED/2.5-BATH  
SPACIOUS UNITS



5,682 SF  
BUILDING AREA



BUILT IN  
2007



SARASOTA  
FLORIDA



PRIVATE POOLS  
& 2-CAR GARAGES

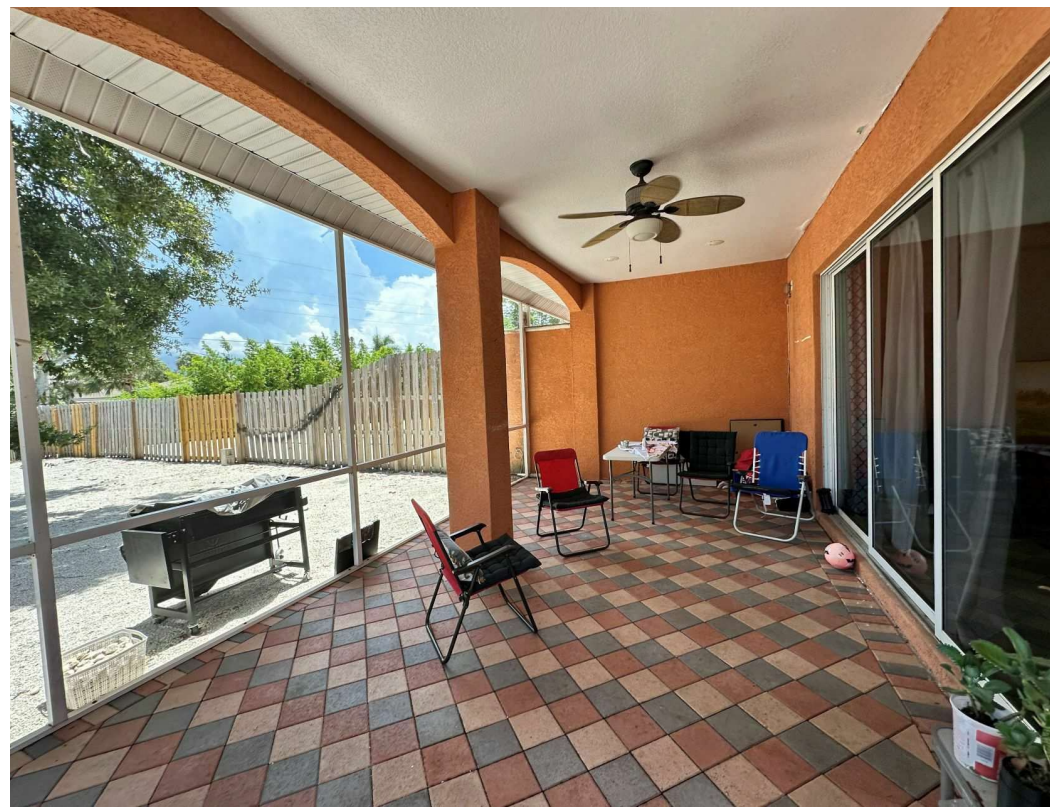
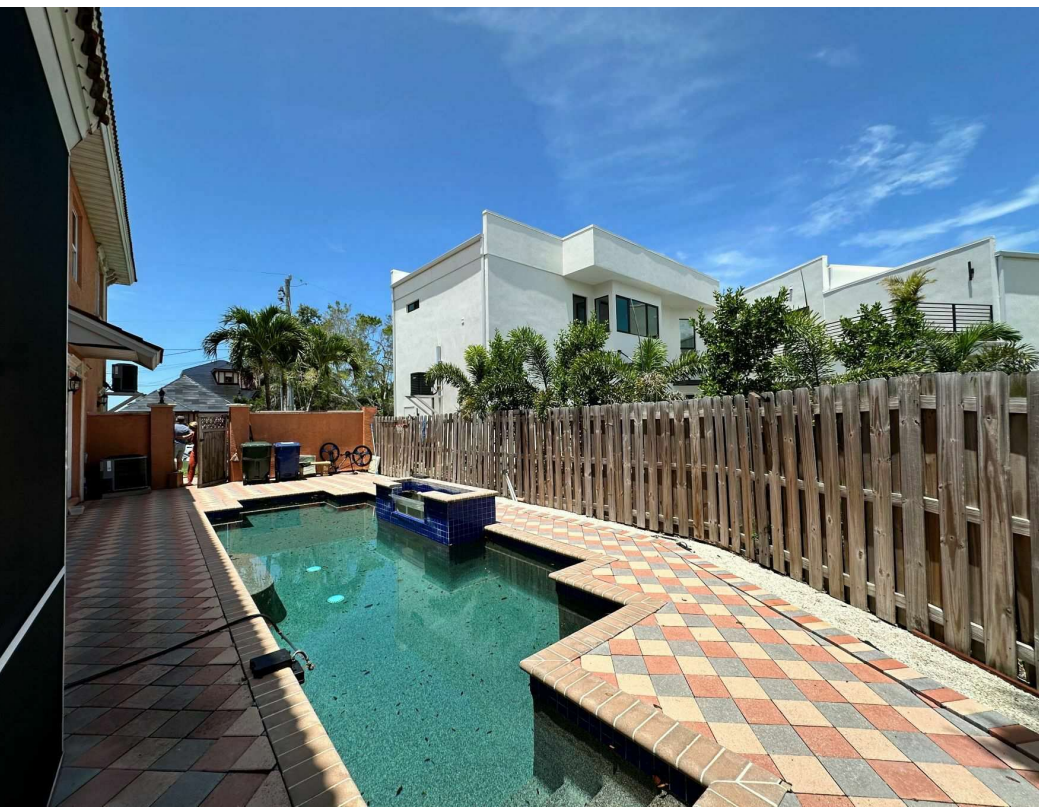
**ACCESS OFFERING MEMORANDUM FOR FULL DETAILS AT [MULTIFAMILYFIRM.COM](https://www.MultifamilyFirm.com)**

## PROPERTY HIGHLIGHTS



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- Spacious Two-Story 3-Bedroom / 2.5-Bathroom Units Featuring Private Swimming Pools, Screened Patios, Private Yards & Two-Car Garages
- Rare 2007 Masonry Construction Duplex in Desirable Coquina Island Location
- Separate Parcel IDs for Each Unit and Common Area, Offering Future Condo Sell-Off Potential
- NON-Flood Zone, Minutes from Siesta Key, Sarasota's World-Renowned Beach Destination
- Separately Metered Utilities Paid Directly by Tenants, Reducing Owner Expenses
- Potential Short-Term Vacation Rental Upside Due to Proximity to Siesta Key
- Minimal Operational Overhead with Strong Lifestyle Appeal and Multiple Paths to Long-Term Investment Upside
- Clever Opportunity to Live in a Highly Demanded Community & Leverage Rents to Pay Mortgage & Build Equity







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# Montclair Villas

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View Offering Memorandum for Full Details at...  
[MultifamilyFirm.com](http://MultifamilyFirm.com)

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