



\$ 400,000



## 1001 Benjamin Franklin Dr Unit 108, Sarasota, FL 34236

- » Beds: 1 | Baths: 1 Full, 1 Half
- » MLS #: A4615755
- » Condominium | 813 ft<sup>2</sup>
- » More Info: [1001BenjaminFranklinDrUnit108.IsForSale.com](http://1001BenjaminFranklinDrUnit108.IsForSale.com)



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### Remarks

The original owner of unit #108 is unable to manage it. A recent water leak in the neighbor's bathroom damaged the master bath vanity. The property has been placed with a guardian who has installed a new Air conditioner to prepare it for sale. The building management has kept it rental-ready with a King bedroom set, living and dining room furniture, and two TVs. The spacious walk-out lanai also has outdoor furniture. Granite counters are in the kitchen, and tile flooring is in the kitchen, hall, and baths. Carpet is found in the living room, dining room, and bedroom. Convenient to guests, a half bath is located off the dining room. The building supplies, water, trash pick-up, private beach access, pool & whirlpool, laundry room on all seven floors, onsite rental, and maintenance management. Milestone inspection passed with no assessments or increase in dues. Located on the first floor with a tropical view, you are steps to the Private park-like beach access. Why not be at the beach for this price?

