

THE GREATER SARASOTA RELOCATION GUIDE

Your Insider's Guide to Living, Buying & Building a Life on Florida's Gulf Coast

Presented by Trish Urzedowski
REALTOR® | Relocation Expert | Listing Specialist

PATRICIA'S PARADISE HOMES | KW COASTAL LIVING II

MEET YOUR LOCAL REAL ESTATE ADVISOR

About Trish Urzedowski

REALTOR® | Listing Specialist | Relocation Expert | Greater Sarasota



Trish Urzedowski, REALTOR®, with KW Coastal Living II, is a trusted real estate advisor serving Sarasota, Lakewood Ranch, and Florida's Gulf Coast luxury markets. Known for her strategic marketing, expert negotiation, and relationship-driven approach, Trish delivers a refined real estate experience tailored to each client's goals.

With deep knowledge of the region's most desirable communities - from waterfront estates to premier golf and master-planned neighborhoods - Trish positions every property to stand out in today's competitive market. Her commitment to exceptional service, thoughtful guidance, and meticulous attention to detail has earned the trust of hundreds of families throughout the area.

Whether representing luxury sellers, relocation clients, or buyers seeking the Florida lifestyle, Trish is dedicated to delivering results with professionalism, discretion, and care.

Guided by faith. Built on trust. Dedicated to serving others.

PATRICIA'S PARADISE HOMES

kw COASTAL LIVING II

KELLERWILLIAMS

KELLERWILLIAMS Luxury

A NOTE FROM TRISH

The Promise Behind Patricia's Paradise Homes

This isn't just a tagline for my business. It's the foundation of how I try to live, work, and treat the people around me.

Guided by faith.

My faith guides the way I approach both life and business. It reminds me to lead with honesty, kindness, humility, and integrity - even when no one is watching. Real estate can involve big decisions, stressful moments, and sometimes difficult conversations. My goal is always to do what is right, communicate honestly, and treat every person with the care and respect I would want for my own family. I put God first in everything I do.

Built on trust.

To me, trust is earned. When someone chooses me as their REALTOR®, they are trusting me with far more than a transaction. They are trusting me with their home, their finances, their future, and often an important new chapter in their lives. I never take that responsibility lightly.

That means telling my clients what they need to hear, not simply what they want to hear. It means protecting their interests, keeping my word, communicating openly, and being the same person after the closing as I was when we first met.

Dedicated to serving others.

Service has always been at the heart of my business. Success, to me, isn't measured only by the number of homes I sell. It's measured by the people I've helped along the way and the relationships that continue long after the keys are handed over.

That same commitment extends beyond my clients. I believe in helping the people around me, sharing what I've learned, and mentoring other agents so they can grow and succeed, too.

At the end of the day, my name is attached to everything I do. Integrity matters to me. How I treat people matters to me. And doing the right thing matters to me.

That's what Guided by faith. Built on trust. Dedicated to serving others. means to me - and it's the promise behind Patricia's Paradise Homes.

START WITH LIFESTYLE

Greater Sarasota at a Glance

A useful first question is not simply "Where should I buy?" but "What do I want my normal Tuesday to feel like?"

AREA	KNOWN FOR	GOOD FIT IF YOU WANT...
Sarasota / Downtown	Arts, dining, bayfront, established neighborhoods	Culture, restaurants, urban convenience
West of Trail / Keys	Coastal character, boating, beach access	Water-oriented and luxury lifestyles
Palmer Ranch	Planned neighborhoods, trails, south Sarasota location	Convenience and established communities
East Sarasota (Palmer Ranch East)	Newer communities, Clark Road corridor, room to grow	New construction and neighborhood amenities
Waterside	Lakefront villages near Waterside Place	Newer homes and an active town-center lifestyle
Lakewood Ranch	Master-planned living, town centers, new construction	Amenities, newer homes, active lifestyle
Osprey	Coastal village feel, bay access, between Sarasota and Venice	A quieter location near water and nature
Nokomis	Gulf beaches, boating, Old Florida character	Beach access and a relaxed coastal lifestyle
Venice / Wellen Park	Downtown charm, trails, beaches, new construction	A connected South County lifestyle
North Port	Growth, newer homes, parks and South County location	Value, newer construction and room to spread out
Bradenton	Riverfront, established neighborhoods, varied housing	Convenience, character and Manatee access
Parrish	Rapid growth, newer communities, more space	New construction and suburban Manatee living

WHY PEOPLE MOVE HERE

The Sarasota Lifestyle

The Gulf Coast combines beaches and boating with arts, dining, outdoor recreation and year-round community life.



- Beaches, bays, marinas and sunsets are part of everyday life.
- Downtown Sarasota, St. Armands and surrounding districts offer dining, shopping, arts and events.
- Golf, pickleball, cycling, walking trails and water recreation make it easy to stay active.
- Different parts of the region feel distinctly different - coastal, urban, master-planned, golf-oriented or tucked-away.

SIESTA BEACH - NATIONALLY CELEBRATED

Famous for its powdery white quartz sand, Siesta Beach was Tripadvisor's #1 Beach in the U.S. in 2015, 2017, 2020 and 2025. Dr. Beach also named it #1 in America in 2011 and 2017. In 2025, Tripadvisor ranked Siesta Beach #4 in the world.

TRISH'S INSIDER TIP

Do not choose a neighborhood from a map alone. Two communities only 10 minutes apart can offer completely different lifestyles. I help relocating buyers experience those differences before we focus on individual homes.

LAKEWOOD RANCH

Two Town Centers, Two Personalities

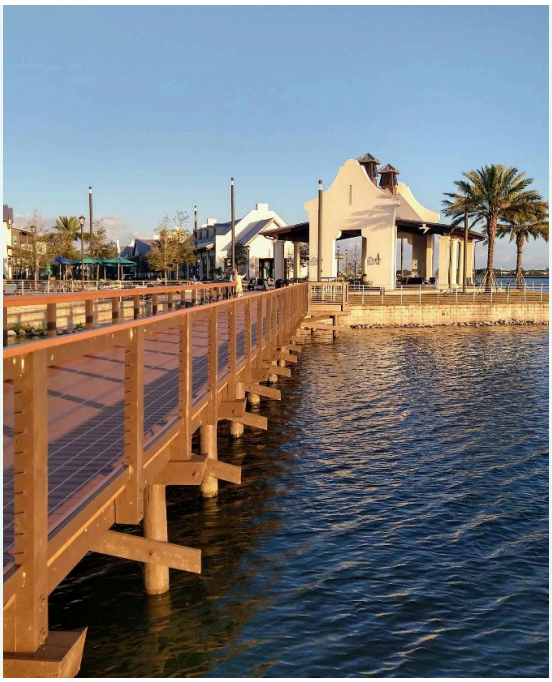
Lakewood Ranch offers multiple hubs for dining, events and everyday gathering.

Waterside Place

A lakefront shopping, dining and entertainment destination on Kingfisher Lake. Waterside Park adds walking paths, a splash pad, volleyball, exercise areas and an event lawn connected to the town center.

Lakewood Ranch Main Street

An established, pedestrian-friendly town center lined with cafes, boutiques, restaurants, cinema and services, with concerts, festivals and special events throughout the year.



SOUTH SARASOTA COUNTY

Wellen Park (North Port) & Venice

Wellen Park bridges the North Port and Venice area, creating a major South Sarasota County destination for new-home buyers.



- Wellen Park spans approximately 11,000 acres. Depending on the neighborhood, addresses fall within the City of North Port or unincorporated Sarasota County.
- Downtown Wellen is the community's social hub with dining, shopping, events, Grand Lake and pedestrian paths.
- Many Wellen Park destinations use Venice mailing addresses, while portions of the master-planned community are within North Port city limits - an important distinction for relocating buyers.
- Nearby Venice adds Gulf beaches, historic downtown character, recreation and established neighborhoods.

RELOCATION STRATEGY

I help buyers compare the exact neighborhood, municipality, fees, builder, homesite and lifestyle - so the address and day-to-day location are as clear as the home itself.

BUILD OR BUY NEW

New Construction in Greater Sarasota

A curated starting point. I help you narrow the region's many communities to the few that best match your lifestyle, budget and priorities.

Greater Sarasota offers everything from family-focused neighborhoods and lakefront villages to golf, resort-style, 55+ and luxury communities. Availability changes frequently, so this guide is intentionally broad rather than a static builder directory.

FAMILY-FRIENDLY | SARASOTA

Skye Ranch • Grand Park • Lakeview Crossing • Hawkstone • Magnolia Bay • Palmero • Promenade Estates

LAKEWOOD RANCH LIFESTYLE

Waterside • Star Farms • Windward • Monterey • Palm Grove • Stillwater • The Isles • Waterbury Park • Azario • Calusa Country Club • Cresswind • Del Webb Catalina • Bungalow Walk • Emerald Landing • Shellstone • Wild Blue • Kingfisher Estates

RESORT-STYLE / GOLF

Esplanade at Skye Ranch • Esplanade at Azario • Wild Blue • Star Farms • Calusa Country Club • Talon Preserve • Sarasota National • Wellen Park Golf & Country Club • Boca Royale • Grand Palm

55+ LIVING

Del Webb Catalina • Cresswind • Del Webb Lakewood Ranch • LakeHouse West options and additional age-qualified communities

PALMER RANCH & SOUTH SARASOTA

Talon Preserve • Palmero • Promenade Estates • Sunrise Preserve • Esplanade on Palmer Ranch • Toscana Isles • Grand Palm • IslandWalk • Sarasota National • Wellen Park neighborhoods • Boca Royale

Why Your Own REALTOR® Matters

I help with research, community and builder comparisons, homesite evaluation, negotiations, incentives, inspections, walkthroughs and communication throughout construction. I stay involved from the first model-home visit through the final walkthrough and closing so you have an advocate focused on your goals.

TRISH'S INSIDER TIP | The builder's representative works for the builder. I work for you.

FEATURED COMMUNITIES

Start with the Location

We can narrow these Sarasota and Manatee options around your budget, commute, lifestyle and preferred home type.

PALMER RANCH EAST | East Sarasota

Skye Ranch and Grand Park offer newer homes and community amenities near the Clark Road corridor. Compare their different settings, fees and home styles.

WATERSIDE | Lakewood Ranch / Sarasota

Lakefront villages near Waterside Place combine newer homes with dining, events and recreation nearby.

LAKEWOOD RANCH EAST | Star Farms & More

Explore newer villages and builders east of the established Lakewood Ranch core, with a range of amenities and home types.

PALMER RANCH | South Sarasota

Established and newer neighborhoods offer trails, shopping and access to the Gulf Coast.

WELLEN PARK | Venice / North Port area

Master-planned neighborhoods and Downtown Wellen offer options across South Sarasota County.

WEST OF THE TRAIL & SOUTH GATE | Sarasota

Explore established neighborhoods, coastal access and location-specific resale choices.

UNIVERSITY PLACE & PARRISH LAGOON AREA

Compare University Place convenience with newer lagoon-area communities in Parrish, depending on your target price and preferred location.

KEEP EXPLORING

More Communities to Explore

Once we identify the lifestyle and location that fit you, we can narrow this larger list to the three or four communities that genuinely deserve your time.

EAST SARASOTA

Hawkstone, Lakeview Crossing, Magnolia Bay and additional Skye Ranch neighborhoods

LAKEWOOD RANCH

Monterey, Windward, Wild Blue, Shellstone, Emerald Landing, Bungalow Walk, Azario, Calusa Country Club and The Isles

PALMER RANCH & SOUTH SARASOTA

Stonebridge, Talon Preserve, Grand Palm and Wellen Park communities

DOWNTOWN & COASTAL

One Park, The Owen, The Edge, Peninsula Sarasota and Rosewood Residences Lido Key

STAY CURRENT

New communities, builder incentives and availability change frequently. Contact me for a personalized, current new-construction community comparison including builders, starting prices, HOA and CDD information, home types, incentives and model-home locations.

Why this works for relocating buyers

You do not need to memorize dozens of community names. My job is to help you identify the handful that match your preferred location, lifestyle, home type, budget and monthly ownership costs - and then compare those options side by side.

Community names, builder offerings, incentives, pricing and availability can change. Verify current details before purchase.

COMMUNITY SPOTLIGHT

Grand Park

This one is personal: Grand Park is the Sarasota community I call home.









Grand Park's resort-style setting includes community recreation and gathering spaces, with pools, trails and sports amenities. Because I live here, I can offer relocating buyers practical perspective that goes beyond listing photos.

TRISH'S INSIDER PERSPECTIVE

Grand Park is especially close to my heart. I love its natural setting, walking opportunities, amenities and convenient Sarasota location - and I can help buyers understand the day-to-day feel of the community.

ALSO EXPLORE | SKYE RANCH

Skye Ranch is another East Sarasota choice with newer homes, trails and community recreation. I can help you compare its homesites, amenities, fees and daily commute with Grand Park and other Palmer Ranch East options.

Star Farms

COMMUNITY SPOTLIGHT | LAKEWOOD RANCH

Star Farms offers single-family homes, paired villas and townhomes in a gated, multigenerational village. Its planned resort campuses include pools, trails, pet areas, sports, wellness and social spaces. Amenities and builder offerings vary by phase.





FAMILIES & EDUCATION

Schools: Start with the Address

School boundaries, programs and choice options can change, so the home address should always be verified directly with the district.

Sarasota County Schools serves more than 44,000 students across 59 schools and reports an 'A' district grade. The area also includes charter, private, technical and specialty options. For Manatee County addresses, buyers should verify directly with the Manatee County district.

• Never rely on a real-estate listing alone for school assignment.

• Verify zoning with the district before making a school-dependent housing decision.

• Ask about transportation, application windows, magnet/choice programs and private-school availability when relevant.

• I can help organize your home search around the locations you choose without steering you toward or away from a protected class or demographic profile.

PLAN BEYOND THE PURCHASE PRICE

Florida Homeownership Costs

A strong relocation budget includes more than principal and interest.

• Florida does not impose a personal state income tax.

• Property taxes vary by property, taxing district and exemptions. Do not estimate a future tax bill from the seller's current bill alone.

• Eligible Florida homeowners may qualify for homestead and other exemptions; Sarasota County generally requires original exemption applications by March 1 for the year first requested.

• Homeowners insurance, wind coverage and flood considerations should be quoted early - before the inspection period expires whenever possible.

• HOA, condominium and CDD or other assessment structures vary substantially by community.

• New construction may include builder incentives, but compare the total financing and ownership picture rather than the headline incentive.

TRISH'S BUDGETING RULE

Before we fall in love with a house, I want you to understand the likely monthly ownership picture - taxes, insurance, association fees and any community assessments included.



MAKE THE MOVE EASIER

Your Florida Relocation Checklist

A simple sequence keeps the administrative details from piling up before and after closing.

1. SCHEDULE YOUR RELOCATION CONSULTATION WITH TRISH

Before you begin touring homes or communities, we will talk about your family's needs, lifestyle, preferred locations, budget and priorities. I will help you create a strategy designed to find the best home for your family at the best possible price, terms and conditions.

- [ ] 2. Secure lender pre-approval or proof of funds.
- [ ] 3. Obtain early insurance guidance for the property types you are considering.
- [ ] 4. Plan virtual tours, an in-person discovery visit, or both.
- [ ] 5. Coordinate inspection, appraisal, title and closing logistics.
- [ ] 6. After establishing Florida residency, update driver's license and vehicle title/registration as applicable.
- [ ] 7. Arrange utilities, internet, mail forwarding and community access.
- [ ] 8. Review homestead exemption eligibility and filing deadlines.
- [ ] 9. Create a hurricane-season plan and review insurance documents annually.

REMOTE BUYER?

I can coordinate video walkthroughs, inspections, builder visits and transaction milestones so distance does not mean losing visibility into the process.

FROM FIRST CALL TO KEYS

Your Relocation Roadmap

A clear process turns an overwhelming move into a series of manageable decisions.

1	**CONSULT** Your timing, budget, work/lifestyle needs and must-haves.
2	**DISCOVER** Compare Sarasota, Lakewood Ranch, Venice/Wellen and the communities that fit.
3	**PREPARE** Financing, insurance considerations and search strategy.
4	**TOUR** In person, virtually, or a combination of both.
5	**OFFER** Contract strategy, inspections, appraisal and due diligence.
6	**CLOSE** Title, final walkthrough, closing and moving coordination.
7	**SETTLE IN** Local resources, community orientation and a trusted real-estate contact after closing.

My role is to help you make the right move - not simply make a move.

MEET YOUR LOCAL GUIDE

About Trish Urzedowski

Greater Sarasota REALTOR® | Listing Specialist | Relocation Expert



Trish Urzedowski brings 10 years of real-estate experience and the perspective of someone who has personally made the move from the Chicago suburbs to Florida. Today, she calls Sarasota home and helps buyers and sellers navigate Greater Sarasota with knowledgeable, personal guidance.

As a REALTOR® with KW Coastal Living II and the founder of Patricia's Paradise Homes, Trish has served more than 225 families. Her specialties include relocation, residential listings, new construction and helping buyers compare the many communities and lifestyles available throughout Sarasota and Manatee counties.

For relocating buyers, Trish goes beyond opening doors. She helps families narrow locations, research communities and builders, evaluate the total cost of ownership, negotiate price and terms, coordinate inspections and stay connected through closing.

Guided by faith. Built on trust. Dedicated to serve.

My goal is simple: help you make a confident move and feel at home in Greater Sarasota.



READY WHEN YOU ARE

Let's Find Your Place in Paradise

Whether you are moving next month or just beginning to explore Sarasota, I would love to be your local resource.



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Information is intended as a relocation overview and is subject to change. Community amenities, builder offerings, fees, school assignments, taxes, insurance requirements and availability should be independently verified before purchase.