

- ▶ 4 bedrooms plus den
- ▶ 5.140 sq ft under air
- ▶ Unobstructed bay views
- ▶ 200 ft waterfront
- ▶ 12,000 lb boat lift
- ▶ Deeded beach access
- ▶ 5 bathrooms
- ▶ 4 car garage
- ▶ Built 2003
- ▶ 60 ft dock
- ▶ Pool and spa
- ▶ Community dock

## FIRST FLOOR

### **FOYER (22 X 7')**

Solid wood front doors opening to expansive foyer. Plantation shutters. Travertine floors. Piano alcove.

### **LIVING ROOM (19 X 17')**

Travertine floors, 11' high ceilings, two-way gas fireplace, 3 sets of French doors to deck. Unobstructed water views.

### **DINING ROOM (14 X 13')**

Travertine floors, two-way gas fireplace, 11' tray ceiling, aquarium glass window overlooking the water.

### **KITCHEN (17 X 16')**

Travertine floors, central cooking island with 5 burner gas cooktop and suspended exhaust hood. Granite countertops, solid wood cabinetry, dry bar with built in cabinetry and drinks fridge, Miele dishwasher, Miele double oven, Dacor warming drawer, SubZero side by side fridge freezer, walk in pantry. Breakfast bar with room for 5-6 stools. Full bay views.

### **FAMILY ROOM (21 X 19')**

Travertine floors, 11'4 ceilings with beam detail, breakfast nook with tempered glass aquarium window overlooking the water. Impact rated glass sliders to large covered deck, installed in 2013. Full bay views.

### **GUEST SUITE 1 (14 X 13')**

Could be used as downstairs owners suite. Carpet floors, 11'4 ceilings, French doors to back deck, bay views, walk-in closet and en-suite bathroom with shower.



## **FIRST FLOOR**

### **DEN (14 X 12')**

Carpet, French doors to back deck, en-suite bathroom doubles as pool bath. Aquarium glass windows with full bay views. Built in closet. Could serve as 5th bedroom.

### **POOL BATH**

Shower room leading from pool deck, tile floors, pocket door to powder room and another pocket door to the den.

### **LAUNDRY ROOM (12 X 7')**

Spacious laundry with built in cabinetry, travertine floors, GE washer and dryer, granite countertops, laundry tub, laundry closet, solid wood cabinetry. Built-in ironing table.

## **SECOND FLOOR**

### **OWNERS SUITE (22 X 17')**

Spacious suite, 11'4 ceilings with French doors to a 275 sf covered exterior deck. Sweeping views of the bay. Seating area with aquarium glass windows. Plush carpet flooring, large walk in closet, en-suite bathroom with marble floors and countertops, dual sinks, oversized tub and separate shower.

### **GUEST SUITE 3 (17 X 15')**

This bedroom suite was added in 2016. Carpet, French doors to large covered deck. Pocket doors to bonus room. Ensuite bathroom has built in closet, 18" tile floors, and a large shower.

### **BONUS ROOM (22 X 11')**

Travertine floors, light and bright flex-use space with built in open shelving. Plantation shutters.

### **GUEST SUITE 4 (17 X 13')**

Sweeping bay views from this large guest suite, spacious walk in closet, carpet floors, ensuite bathroom with tumbled marble tile, large walk-in shower, plantation shutters for privacy. Screened French doors to private balcony. Unobstructed bay views.



## EXTERIOR/MISC.

### **FIRST FLOOR COVERED DECK (25 X 11')**

Travertine tile, cast concrete balustrades, steps to pool deck.

### **SECOND FLOOR COVERED DECK (25 X 11')**

Travertine tile, cast concrete balustrades overlooking Sarasota Bay.

### **AIR CONDITIONED STORAGE ROOM (SECOND FLOOR)**

Storage space and mechanical room.

### **TWO GARAGES (APPROX. 400 SF EACH)**

Each garage fits 2 cars, 10' ceilings.

### **ELEVATOR**

Serves garage, first floor and second floor..

## SYSTEMS

Buried propane gas tank for cooktop, fireplace, and water heater

Tankless hot water heater

Water filtration system

Water softener system

Remote pool control system

