

# 1475 SIESTA DRIVE

## FEATURE SHEET

- Built In: 2007
- Home Type: 3-Story, Contemporary West Indies Custom
- Construction: Slab, Block, Metal Roof
- Bedrooms, Baths, Garage: 4 Bedrooms, 4 Baths, 2 Half Baths, Two 2-Car Garages
- Other Rooms: Office, Game Room, Exercise Room
- Driveway/Parking: Remote Automatic Gated Driveway
- Square Feet Under Air: 3,750
- Square Feet Total: 8,512
- Lot Size: 10,276 Square Feet, .2359 Acres
- Waterfront Feet/Type: 100ft, Sarasota Bay
- Dock Info: Davits for Jet Boat or Jet Skis
- Pool: Heated Pebble Gunite 32x12 with 8x8 Spa Overlooking Sarasota Bay
- Air Conditioning: 3 Zones
- Elevator Access to All Three Levels
- French Doors Throughout
- Whole House Audio System
- Bermuda Shutters on Windows Throughout, Impact Glass
- Safe Flush Toilets Throughout
- Gas Appliances,
- Gas Fireplace in Living Room
- Windows are PGT Impact Glass
- Engineered Brazilian Cherry Wood Floor and Stairs throughout
- Recessed Lighting in Ceilings Throughout
- Taxes 2015: \$21,802.47
- Flood Zone: AE, VE
- Elevation - Living Area Above Flood Plane

## SECOND FLOOR - MAIN LIVING AREAS

### FRONT ENTRY

- Dual Staircases to Second Floor Entrance
- First Floor Entry: Lobby with Elevator and Staircase
- Impact Doors with Glass Inlays

### LIVING ROOM

- Size: 21.5x15.5
- Enters from Front Door
- Adjoins with Dining Room, Office and Guest Wing
- Opens to: Balcony through French Doors
- Views of: Sarasota Bay, Downtown City and Ringling Bridge
- Gas Fireplace with Stone Mantle
- Built-in Shelving Surrounding Mantle
- Engineered Brazilian Cherry Wood Floor
- Large Impact Glass Windows
- Crown Molding

### DINING ROOM

- Size: 13x12.5
- Adjoins Kitchen and Living Room:
- Views of: Sarasota Bay, Downtown City and Ringling Bridge
- Stylized Wood Paneled Wall
- Engineered Brazilian Cherry Wood Floor
- Tray Ceilings

## OFFICE

- Size: 13.5x12
- Adjoins Living Room through French Doors
- Burlap Wallpaper, with Paneled Wainscoting
- Overlooks Front of Home

## KITCHEN

- Size: 14.5x14.5
- All Stainless Steel Appliances
- SubZero Refrigerator, Wolf Stove with Gas Range and Hood, Thermador Microwave and Convection Oven
- Double Thick Granite with 4.9x4.3 Granite Island
- Eating Bar
- Custom White Cabinets
- Open to Family Room with Views of Sarasota Bay, Downtown and Ringling Bridge
- Engineered Brazilian Cherry Wood Floor
- Connects with Laundry Room: 14x5.5 with Built-ins and Marble Counters and Tile Floor
- Adjacent to Half Bath with Brondell Swash 800 Toilet and Marble Counters

## FAMILY ROOM

- Size: 19.5x17.5
- Open to Kitchen
- Opens to Balcony through French Doors
- Views of Sarasota Bay, Downtown and Ringling Bridge through Large Impact Glass Windows
- Engineered Brazilian Cherry Wood Floor
- Recessed Lighting
- In-wall Surround Sound Speakers
- Contemporary Fan

## BEDROOM #1 ENSUITE

- Size: 15x10.5
- Entry from Living Room
- Views of Front of Home
- Large Closet with Sliding Doors
- Engineered Brazilian Cherry Wood Floor
- Bathroom: Glass Enclosed Shower with Tub, Granite Counter, Kohler Toilet

## BEDROOM #2 ENSUITE

- Size: 13.5x11
- Entry from Hallway off of Living Room
- Views of Side of Home
- Large Closet
- Engineered Brazilian Cherry Wood Floor
- Bathroom: Glass Enclosed Walk-in Shower, Granite Counter, Kohler Toilet

## BEDROOM #3 ENSUITE

- Size: 12.5x11
- Entry from Hallway off of Living Room
- Views of Sarasota Bay, Downtown and Ringling Bridge through Large Impact Glass Windows
- Engineered Brazilian Cherry Wood Floor
- Large Walk-in Closet
- Bathroom: Large Glass Enclosed Walk-in Shower, Granite Counter, Kohler Toilet

## THIRD FLOOR - MASTER SUITE ENCOMPASSES THE ENTIRE THIRD FLOOR

### MASTER BEDROOM

- Size: 21.5x14
- Entry from Staircase and Elevator Lobby
- Views of Sarasota Bay, Downtown and Ringling Bridge through Large Impact Glass Windows
- Opens through French Doors to 40x11.5 Balcony with Travertine Tile, Wood Ceiling with Lighting, Fan, and Outdoor Speakers
- Triple Tray Ceiling with Recessed Lighting and Surround Sound Speakers and Two Fans
- Engineered Brazilian Cherry Wood Floor

### MASTER BATH

- Size: 15x13.5
- Entry from Staircase and Elevator Lobby Adjacent to Master Bedroom
- Views of Sarasota Bay, Downtown and Ringling Bridge through Large Impact Glass Windows
- Travertine Tile Floor
- Marble Counters and Bath Ledge
- Jacuzzi Bathtub Overlooking Balcony and Views
- Large Glass Enclosed Walk-in Shower with Rain Shower head and Bod Spray Jets
- Dual Sink and Marble Vanities

### MASTER CLOSET

- Size: 21x9.5
- Entry from Staircase and Elevator Lobby Adjacent to Master Bedroom
- Stacked Washer and Dryer
- Custom Wood Built-ins
- Counter with Mini Refrigerator
- Engineered Brazilian Cherry Wood Floor

## FIRST FLOOR - NON CONFORMING SPACE

### GAME ROOM

- Size: 20x19
- Entry from Garage, Elevator Lobby, and First Floor Front Door
- Opens to Lanai, Outdoor Kitchen Pool Deck, and Back Yard
- Views of Sarasota Bay, Downtown and Ringling Bridge through Large Impact Glass Windows
- Travertine Tile Floor

### LANAI/OUTDOOR KITCHEN

- Size: 58x15
- Paver Brick Connects with Pool Deck
- Gas Grill and Burner with Hood, Sink, Counter with Built-in Storage and Gas Fireplace
- Fans and Recessed Lighting

### POOL AND SPA

- Pool Size: 32x12
- Spa Size: 8x8

### EXERCISE ROOM

- Size: 20x16
- Entry From Lanai
- Views of Sarasota Bay, Downtown and Ringling Bridge through Large Impact Glass Windows
- Half Bath
- Rubberized Flooring

