

1536 Sandpiper Lane
Feature Sheet

- Built In: 1960, Effective Build Date 1995
- Home Type: 2 Story Custom Built
- Bedrooms, Baths, Garage: 4 Bedroom, 5 Bath, 2-Car Air Conditioned Garage
- Other Rooms: Office/Nursery, Media Room, Family Room, Dining Room
- Driveway/Parking: Circular Drive with Extra Space For Guests
- SF Under Air: 4,178
- SF Total: 4,876
- Lot Size: 13,887, .32 Acres
- Waterfront Feet/Type:
- Dock Info: 2013 30x5 with 10,000 lb Boat Lift and 1,000 lb Jet Ski Lift
- Seawall: Completely Sound Inspected by Ducan Seawall
- Pool: Open Triangular 32x19 with Trex Deck and Steps down to Dock and Canal
- Three Zoned AC's
- Two Water Heaters
- Extensively Remodeled by Mike Collingwood Construction
- Custom Wood Built-ins Throughtout Home
- Mature Tropical Landscaping
- Well for Irrigation
- Pella Windows
- Hurricane Shutters
- Bermuda Shutters Throughout
- French Doors and Glass Sliding Doors
- 200+ Bottle Wine Closet
- Gourmet Kitchen Updated in 2009
- School District: Southside Elementary, Brookside Middle, Sarasota High
- Half Mile to Southside Village and Southside Elementary
- 2 Miles to Downtown Sarasota
- 5 Miles to Siesta Beach
- 1.5 Miles to Gulf of Mexico by Boat
- 100 Yards to Bay

FRONT ENTRY

- Double Wood Doors Tall Foyer Open to Second Floor
- Entry to Living Room
- Staircase on Left to Second Floor
- Tile Floor
- Volume Ceiling up to Second Floor with Chandelier
- Clear Story Windows for Natural Lighting

LIVING ROOM

- Size: 19.5x16
- Entry from Front Door and Foyer
- Opens to Family Room, 3 Guest Bedrooms, Staircase to Second Floor
- 200+ Bottle Wine Closet
- Tile Floor
- Vaulted Ceiling with Recessed Lighting
- Ceiling Fan
- Full Guest Bath

FAMILY ROOM

- Size: 22x15.5
- Entry from Living Room
- Opens to Kitchen and Pool Deck and Lanai
- Views of Pool, Canal and Bay
- Tile Floor
- Bermuda Shutters over Main Windows
- Clear Story Windows for Natural Lighting
- Sliding Glass Doors
- Recessed Lighting and Speakers
- Ceiling Fan

KITCHEN

- Size: 24x13.5
- Entry from Family Room, Media Room (by way of Garage)
- Opens to Dining Room and Side Yard
- Views of Canal and Pool Deck
- Breakfast Eating Space
- Large Double Thick Granite Island with Eating Space and Viking Induction Range
- Stainless Steel Appliances; SubZero Refrigerator, KitchenAid Oven, Microwave and Dishwasher, Uline Wine Chiller
- Recessed Lights and Hanging Pendant Lighting
- Oversized Pantries for Extra Storage Space
- Tile Floor

DINING ROOM

- Size: 21x8.5
- Entry from Kitchen
- Opens to Pool Deck and Lanai Through two sets of Glass French Doors
- Views of Pool, Canal and Bay
- Contemporary Hanging Light
- Built in Storage Cabinets
- Tile Floor

MEDIA ROOM/HOME THEATER

- Size: 19x18.5
- Entry from Kitchen and Garage
- Opens to 17x7 Laundry Room with Storage Closets
- Full Bath with Walk-in Shower
- Built in Desk with Cabinets, Sliding Door Closets
- Built in Cabinet for Audio Video Accesories, Screen and Projector
- Carpet Floor

BEDROOM 1

- **Size: 13.5x10.5**
- **Entry from Hallway off of Living Room**
- **Views of Front Yard**
- **Built in Desk**
- **Sliding Door Closet**
- **Carpet Floor**
- **Full Bath Across Hallway**

BEDROOM 2 ENSUITE

- **Size: 14x10**
- **Entry from Hallway off of Living Room**
- **Views of Front Yard and Side Yard**
- **Built in Desk and Cabinets with Window**
- **Full Bath with Walk-in Shower**
- **Sliding Door Closet**
- **Carpet Floor**

BEDROOM 3 ENSUITE

- **Size: 14x10**
- **Entry from Hallway off of Living Room**
- **Views of Pool, Canal and Side Yard**
- **Built in Cabinets with Mirror**
- **Full Bath with Walk-in Shower**
- **Walk-in Closet in Bathroom**
- **Carpet Floor**

SECOND FLOOR MASTER SUITE

OFFICE/NURSERY

- Size: 13.5x10
- Entry from Staircase Landing
- Views of Front Yard and Side Yard
- Built in Cabinets and Desk
- Closet Storage Space
- Recessed Lighting
- Carpet Floor

MASTER BEDROOM

- Size: 21.5x15.5
- Entry from Hallway with His & Her Closets and Master Bath Entrance
- Views of Pool, Waterfront and Bay
- Glass Sliding Doors Open to 22.5x9.5 Balcony with Views of Pool, Canal and Bay
- Seating Area
- Carpet Floor
- Dual Ceiling Fans

MASTER BATH

- Large Tub with Granite Siding
- Dual Sinks with Granite Counters and Built-in Glass Cabinet
- Glass Enclosed Walk-in Shower with Dual Showerheads
- Tile Floor

POOL/DECK

- Size: 13,000 Gallon Triangular Pool 32x19
- Views of Canal and Bay
- Large Trex Deck Surrounding Pool
- Decking Steps Down to Dock Spanning Length of Pool Deck
- EnergyStar Pool Pump
- Multiple Seating Areas with Views of Canal and Bay

BOAT DOCK/LIFTS

- Dock Size: 30x5
- 8,000 lb Boat Lift (Can be upgraded to 10,000 lb with new cable)
- 1,000 lb Jet Ski Lift

OTHER

- Fenced Side Yard with Paver Walkway
- Tool Shed
- Herb Garden Area
- Grilling Area
- Mature Landscaping
- Circular Drive



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