

WEST OF TRAIL & WEST OF OSPREY AVENUE IN SOUTHSIDE SCHOOL DISTRICT

2532 MULBERRY TERRACE

Spacious Sarasota family home in West of Trail and West of Osprey Southside district. Situated on 1/3 acre corner lot in secluded Bay View Heights neighborhood, within walking distance to Southside Elementary, Southside Village and Sarasota Memorial Hospital.

Plenty of fun for kids and friends in the large screened pool, large fenced backyard and large open-concept family room/kitchen. Separate formal living and dining rooms have tray ceilings with elegant cove lighting and wood-burning fireplace. Spectacular master suite has lots of light, walk-in closet and sumptuous master bath with dual sinks, jetted tub and walk-in shower. Three additional bedrooms plus two baths on the other side of the split plan. Fourth bedroom is huge and could be used as a bonus room or playroom. Fine finishes include five-inch baseboards, crown moulding, window casings and plantation shutters throughout.

Ready for you to move in, this exceptional home has the following recent improvements: New roof with transferable warranty, whole house new plumbing, new water heater, new pool pump, high-impact windows and sliders and solar pool water heating system.

Convenient in-town location just .4 mile from Southside Elementary, .9 mile from Southside Village, 2 miles from Downtown and 5 miles from Siesta Key Beach.

**Be sure to look at video and photos of this home at:
peterglaughlin.com/2532-mulberry-terrace/**

2532 MULBERRY TERRACE

EXTERIOR

- Prime West of Osprey location in Bay View Heights
- Southside Elementary school district
- 15,625 sq. ft. lot
- Brick paver walk from entry to street and driveway
- 2-car garage
- Large screened-in pool
- Fenced backyard with large play areas
- Well-maintained, professional landscaping
- Paver brick walkway to pergola in backyard
- New roof with rain gutters and downspouts

INTERIOR

- 2,919 sq. ft. under air
- 3,953 sq. ft. total
- Split plan with 4 bedrooms, 3 baths
(4th bedroom could be large bonus/play room)
- Master suite with walk-in closet and ensuite bath
- Foyer, formal dining room and formal living room
- Spacious, open-concept kitchen/family room with casual dining area
- Recessed tray ceiling with cove lighting in living room and dining room
- 5-in. baseboards and crown molding throughout (except bedrooms 2 & 3)
- Bright and light with impact-resistant windows and doors throughout
- Window casings throughout
- Plantation shutters throughout
- Wood-burning fireplace in formal living room
- Smoke alarms and security system

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RECENT IMPROVEMENTS

- New roof with transferable warranty (2016)
- Whole house new plumbing (2016)
- New water heater (2016)
- New pool pump (2016)
- Solar pool water heating system
- High-impact windows throughout except above kitchen sink and in pool bath (kitchen and pool bath windows have integrated steel shutter system)

ENTRY

- Beautiful, beveled glass entry double-doors with light transom
- Handscraped wood floor
- Recessed tray ceiling with cove lighting
- Recessed lights

DINING ROOM

- Size: 13 x 7
- Handscraped wood floor
- Recessed tray ceiling with cove lighting
- Wall-to-wall windows with louvered plantation shutters

LIVING ROOM

- Size: 13 x 18
- Handscraped wood floor
- Recessed tray ceiling with cove lighting
- Recessed lights
- Ceiling fan
- Wood-burning fireplace
- Built-in with cabinets and shelving

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FAMILY ROOM

- Size: 12 x 22
- Handscraped wood floor
- Recessed lights
- Ceiling fan
- Sliding glass doors to covered patio and pool

KITCHEN

- Size: 12 x 22
- Handscraped wood floor
- Recessed lights
- White cabinets with granite countertops
- Eat-in island with quartz countertop
- Casual family dining nook with built-in corner bench
- Message center
- Cooktop with exhaust
- Built-in oven and microwave
- Side-by-side refrigerator/freezer
- Dishwasher

MASTER BEDROOM

- Size: 15 x 20
- Wood floor
- Recessed lights
- Bay window
- Sliding glass doors to pool area
- Decorative plantation-paddle ceiling fan
- Walk-in closet

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MASTER BATH

- Size: 11 x 6
- Marble floor
- Recessed lights
- Solid-wood vanity with dual undermount sinks
- Marble countertop
- Oversized, jetted tub
- Walk-in shower with glass enclosure and door
- Rain shower, adjustable shower and body sprays
- Marble tile floor, walls and ceiling in shower
- Glass-block on exterior wall

BEDROOM 2

- Size: 12 x 16
- Wood floor
- Recessed lights
- Ceiling fan
- Closet with organizer system

BEDROOM 3

- Size: 12 x 13
- Wood Floor
- Recessed lights
- Ceiling fan
- Closet with organizer system

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BEDROOM 4 (OR BONUS/PLAY ROOM)

- Size: 15 x 20
- Carpet
- Recessed lights
- Ceiling fan
- Bay window
- Sliding glass doors to pool area

BATH 2

- Size: 9 x 5
- Tile
- Recessed lights
- Cultured marble vanity to with integrated sink
- Bathtub with shower
- Linen closet

POOL BATH

- Size: 9 x 6
- Tile
- Walk-in shower with floor-to-ceiling tile

COAT CLOSET

- Between bedrooms 2 & 3

INSIDE LAUNDRY

- Size: 12 x 8
- Tile
- Maytag Bravos washer & dryer
- Wall cabinets over washer/dryer
- Laundry sink with bottom and top cabinets and hanging rod

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GARAGE

- Size: 22 x 20
- Flake epoxy flooring
- 2-car garage with automatic garage doors
- Built-in workshop
- One wall has tall built-in cabinets

COVERED PATIO

- Size: 28 x 9
- Brick tile
- Cable outlet
- Recessed lights
- 2 ceiling fans

POOL DECK

- Size: 40 x 20
- Brick tile
- Screen enclosure with two doors to backyard

POOL

- Size: 12 x 20
- Marcite with decorative tile border
- In-pool lights
- Solar pool water heating system
- New pool pump

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