

LIDO SHORES WATERFRONT PARADISE WITH OPEN BAY & CITY VIEWS

1448 JOHN RINGLING PARKWAY



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Lido Shores waterfront paradise with wide open views of Sarasota Bay and downtown Sarasota. Volume ceilings, generously proportioned windows, high-end finishes and built-in tech features create a level of comfort and ease that accentuate a luxury lifestyle.

Completely remodeled and updated in 2012, the 4,062 sq. ft. floorplan has three spacious bedroom suites, five bathrooms, media room, home office, formal living room, formal dining room and open-concept kitchen and family room. Oriented to take in the expansive view, the living room features a 22-ft. ceiling, gas fireplace and floor-to-ceiling sliding glass doors and transoms. The gourmet kitchen has solid wood cabinets, granite countertops and top-of-the-line stainless steel appliances including SubZero dual-temperature wine cooler. The master retreat is on the first floor and features his/her walk-in closets, bay window, luxurious master bath and motorized drapes and blackout shades.

This tropical oasis has 70 feet of water frontage and three levels of outdoor living including refreshing pool and spa. The outdoor kitchen has a gas grill, wok grill, ice maker, refrigerator and pop-up outdoor TV. The large dock has two boat lifts, a floating dock, dock lights and snook lights.

Meticulously maintained. this beautiful home is in move in condition and ready for you to enjoy living in Sarasota. Great location just 1/4 mile to City Island, 1 mile to St. Armands Circle, 1.5 miles to Lido Beach and 3.5 miles to downtown.

See video and photos of this home at:
peterglaughlin.com/1448-john-ringling-parkway

EXTERIOR

- 70-feet on Sarasota Bay with open bay and city views
- Large, deep-water dock with 2 boat lifts, floating dock for recreational craft, snook lights, fish table, water and electric
- 3-level outdoor living with pool, spa, outdoor kitchen and SkyVue pop-up TV
- Large, heated pool with LED lights
- Outdoor kitchen with FireMagic BBQ grill, FireMagic wok grill, Uline icemaker, Uline refrigerator and eat-in counter
- Fenced-in backyard with tropical, privacy landscaping
- Automatic security gate
- North Lido Beach access with gated parking (must be a member in good standing of Lido Shores Property Owners Association)

INTERIOR

- 4,062 sq. ft. under air
- 4,993 sq. ft. total
- Completely remodeled and updated in 2012
- 3 bedrooms, 5.5 baths
- Home office (was 4th bedroom and can be converted back)
- Master suite on first floor
- Home office
- Media room with built-in surround sound
- Formal living room and formal dining room
- 2nd floor gallery overlooks foyer and living room
- Open concept kitchen and family room
- Volume ceilings throughout
- 24-inch marble tile floors in all living areas
- Bright and light with big windows and glass doors
- Gas-burning fireplace in formal living room
- 3-zone A/C system
- TECO natural gas
- Top-of-the-line appliances

1448 JOHN RINGLING PARKWAY

TECH, SAFETY & CONVENIENCE FEATURES

- VTech doorbell with security camera
- High-impact windows and fabric hurricane screen protection
- ADT security system
- Built-in home audio system in every room
- All entertainment components and TVs convey with the home (with the exception of those in the Media Room & leased satellite cable boxes)
- Tech hub in upstairs storage area
- Motorized drapes and window shades
- Oversize, 75-gallon gas hot water heater
- Automatic security entry gate
- Well water for irrigation

RECENT UPGRADES

- All appliances and A/C 2012-2013
- Outdoor grill 2007
- All plumbing and light fixtures 2012

FOYER

- Size: 6 x 5
- Marble tile floor
- 22-foot ceiling
- Double, glass-panel, entry doors with transom
- Rod iron chandelier

LIVING ROOM

- Size: 18.5 x 15
- Marble tile floor
- 22-foot coffered ceiling
- Gas fireplace
- Floor-to-ceiling glass includes 5-panel sliding glass door unit and ceiling-height transoms

1448 JOHN RINGLING PARKWAY

WET BAR

- Marble tile floor
- Adjacent to living room
- Solid wood built-in with granite countertop
- Integrated double-drawer refrigerator
- Solid wood shelves
- Under-shelf wine glass rack
- Scotsman ice maker
- Copper sink

DINING ROOM

- Size: 15.5 x 12.5
- Marble tile floor
- 14-foot coffered ceiling
- Chandelier

KITCHEN

- Size: 15.5 x 12.5
- Marble tile floor
- Solid wood cabinets with granite countertops
- Center island with prep sink
- Eat-in counter with pendant lights
- Kitchen Aid stainless steel, in-wall stacked microwave convection oven and oven
- SubZero stainless steel refrigerator with 1 glass-panel door and 2 drawers
- SubZero stainless steel freezer with 1 door and 2 drawers
- KitchenAid stainless steel natural gas cooktop
- Slim profile canopy hood
- KitchenAid stainless steel dishwasher with stainless interior
- SubZero stainless steel, dual temperature wine cooler
- Decorative tile backsplash behind stove
- Chandelier

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BREAKFAST NOOK

- Size: 10 x 6
- Marble tile floor
- Aquarium window overlooking patio and pool
- Chandelier

FAMILY ROOM

- Size: 23 x 18
- Marble tile floor
- 23-foot coffered ceiling
- Ceiling fan
- Solid wood built-in entertainment center
- Sharp Aquos Quattron 70-inch TV
- 3-panel sliding glass door unit with transoms
- 2 large fixed-pane windows overlooking bay and bridge
- Motorized sun shades

HOME OFFICE

- Size: 13 x 13
- Carpet
- Solid wood built-ins with granite countertops including desk and credenza
- Samsung 47-in wall-mounted TV
- French doors
- 2 large windows with plantation shutters

HOME OFFICE ENSUITE BATH

- Marble tile floor
- Solid wood vanity with granite top
- Bathtub/shower with marble tile wall and clear glass bypass doors
- Window with plantation shutters

1448 JOHN RINGLING PARKWAY

POWDER ROOM

- Marble tile floor
- Free-standing wood vanity with granite top
- Electric-candle sconces

MASTER BEDROOM

- Size: 23 x 15
- Carpet
- Tray ceiling
- Double French doors
- Ceiling fan
- Bay windows overlooking bay
- Sliding glass door to patio
- His/hers walk-in closets
- Motorized drapes and blackout shades
- Wall-mounted TV

ENSUITE MASTER BATH

- Marble tile floor
- His and hers solid wood cabinets with granite tops
- Sculpted swan oil-rubbed bronze fixtures
- Soaking bathtub with marble tile surround
- Walk-in shower with marble tile floor and walls
- Walk-in water closet with toilet and bidet
- Wall-mounted TV

STAIRS & UPSTAIRS GALLERY

- Carpet
- Iron railing with decorative balusters
- Large windows with plantation shutters at stairway landing
- Storage closet under stairs

1448 JOHN RINGLING PARKWAY

BEDROOM 2

- 14 x 14
- Carpet
- 5 large windows with plantation shutters
- Bay view
- Tray ceiling
- Ceiling fan
- Wall-mounted TV

ENSUITE BATH 2

- Marble tile floor
- Solid wood vanity with granite top
- Walk-in shower with clear glass by-pass doors and marble tile floor and walls

BEDROOM 3

- Size: 18 x 14
- Carpet
- French doors
- Tray ceiling
- Ceiling fan
- 3 large windows with plantation shutters
- Bay view
- Walk in closet
- Wall-mounted TV

ENSUITE BATH 3

- Marble tile floor
- Solid wood vanity with granite top
- Bathtub/shower with marble tile wall
- Window with plantation shutters

1448 JOHN RINGLING PARKWAY

MEDIA ROOM

(media equipment not included)

- Size: 16 x 13
- Carpet
- Surround sound speakers in ceiling
- Ceiling fan
- Plantation shutters
- Solid wood built-in with granite top
- Integrated refrigerator and freezer drawers
- Microwave in cabinet
- Speaker and component cabinets
- Storage drawers

UPSTAIRS STORAGE CLOSET

- Contains tech hub with whole-house audio system components, satellite cable, Comcast cable, CAT5 wiring
- Storage

LAUNDRY ROOM

- Size: 8 x 7
- Marble tile floor
- Whirlpool washer and dryer
- Solid wood cabinets with granite top
- Stainless steel sink with pullout faucet
- Drying rack

2-CAR GARAGE

- Size: 22 x 22
- Epoxy-coated concrete floor
- Gladiator GarageWorks organization system
- Split A/C
- Park-Zone precision parking sensor

1448 JOHN RINGLING PARKWAY

OUTDOOR LIVING

- 3-level outdoor living area
- Top level: 3 covered lanais and pool bath
- Middle level: Spa and courtyard
- Bottom level: pool, pool deck, outdoor kitchen and seating area
- Tropical, privacy landscaping
- LED landscape lighting

POOL

- Brick paver pool deck
- TigerShark automatic pool sweep
- Raised spa with waterfall to pool
- LED pool lights
- Gas pool water heater

POOL BATH

- Marble tile floor
- Walk-in shower with marble tile floor and walls
- Pedestal sink

OUTDOOR KITCHEN

- FireMagic BBQ grill
- FireMagic wok grill
- Uline ice maker
- Uline refrigerator
- SkyVue pop-up outdoor TV
- Stucco cabinets with travertine top
- Eat-in counter

1448 JOHN RINGLING PARKWAY

DOCK

- Composite decking
- Water and electric
- Dock lights
- Snook lights
- Floating dock for recreational craft
- 16,000-lbs. boat lift
- 20,000-lbs. boat lift (deep water)
- Magma fish table with cleaning hose



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