

WEST OF TRAIL HOME IN HARBOR ACRES

1740 SOUTH ORANGE AVENUE



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Beautifully remodeled home in the perfect Sarasota West of Trail location – walk to Southside Village and only one mile to downtown! A genuine gem in highly desirable Harbor Acres. Full of natural light and open living areas, this home has been completely updated and remodeled. Modern kitchen, new bathrooms, new A/C systems and ductwork, new roof and gutters, and new circular brick paver driveway with automatic gates.

The remodeled kitchen has solid wood cabinets, granite/quartz countertops, eat-in counter and stainless steel appliances. It is open to both the family room and living/dining room. The 22 x 16 family room is light and bright with 2 impact-glass sliding doors -- one to the open patio and one to the pool deck. The 36 x 16 living/dining room with sitting alcove extension has plenty of space for gracious entertaining. All living areas have luxury vinyl plank flooring gently laid over ebony-stained maple floor.

The split floorplan features 3 bedrooms, 3.5 baths, flex room and den/playroom. All 3 bedrooms have ensuite baths and provide all family members with private retreats. There's a flex room off the master suite which can be used to indulge your passion, be it work, exercise, crafting, reading or yoga/meditation. The den/playroom leads to one of the bedroom suites and has a separate entrance at the front porch. Outside, enjoy the Florida lifestyle with a pool, open patio and lushly landscaped yard. The entire property is fenced and gated for security and privacy.

Centrally located just .4 mile from Southside village, 1 mile to Downtown Sarasota, 4 miles to St. Armands Circle and 4.5 miles to Lido Beach. A great Sarasota home!

**Be sure to look at video and photos of this home at:
peterglaughlin.com/1740-south-orange-avenue**

1740 SOUTH ORANGE AVENUE

FEATURES

- Outstanding West of Trail location
- 3 bedrooms, 3.5 baths
- 3,024 sq. ft. A/C, 3,913 sq. ft. total
- Fully remodeled in 2016
- Open-concept, light and bright living area
- Master suite with flex room
- 15,000 sq. ft. lot
- Fenced and gated, with privacy garden
- Large, mature oaks
- Gated, circular, brick paver driveway
- 2-car garage with 2 storage rooms/workshops
- Pool
- Walk to Southside Village
- 1 mile to downtown Sarasota

RECENT IMPROVEMENTS

- 2 new A/C systems + all ductwork
- Pool resurfaced and new brick paver pool deck
- New pool pump
- Remodeled kitchen
- New roof, soffits and gutters
- New skylight in living room/dining room
- New gated, circular, brick paver driveway
- Fully remodeled baths
- New hot water tank
- New impact glass sliding doors in family room (2)
- New impact glass door to pool in master bedroom
- New cedar ceiling over front porch

COVERED ENTRY/FRONT PORCH

- 25'8" x 7'7"
- Herringbone brick floor
- Cedar ceiling with skylight

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LIVING/DINING ROOM

- Size: 36' x 16'8"
- Luxury vinyl plank flooring (over ebony stained maple floor)
- Skylight
- LED recessed lights
- 7'10" x 2'5" sitting alcove
- 2 decorative alcoves with arched tops
- 2 atomic chandeliers

SITTING ROOM

- Size: 16'9" x 6'6"
- Luxury vinyl plank flooring (over ebony stained maple floor)
- LED recessed lights
- Pocket doors to living/dining room

KITCHEN

- Size: 18' x 12'6"
- Luxury vinyl plank flooring (over ebony stained maple floor)
- LED recessed lights
- Solid wood cabinets
- Open to living/dining room on one side and family room on the other side
- Solid wood cabinets
- Black granite and white quartz countertops
- Tile backsplash
- Gray Silgranit super-single undermount sink with Kraus pull-down faucet
- Bosch, stainless steel, slide-in, electric glass-top range
- Soreli, stainless steel range hood
- Whirlpool Gold Series, stainless steel, French door refrigerator/freezer
- Samsung, stainless steel dishwasher
- Walk-in pantry (7' x 5'9")

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FAMILY ROOM

- Size: 22'4" x 16'2"
- Luxury vinyl plank flooring (over ebony stained maple floor)
- Recessed lights
- Ceiling fan
- 2 impact sliding glass doors -- one to pool deck and one to patio

MASTER BEDROOM

- Size: 13'10" x 16'2"
- Carpet
- Full-panel glass door to pool deck
- Ceiling fan

ENSUITE MASTER BATH

- Size: 11' x 7'
- Wood grain ceramic tile floor
- White vanity with quartz top and rectangular vessel sink
- Walk-in shower with pebble tile floor, tile walls and glass enclosure
- Decorative Bluetooth stereo speaker bath fan with LED light

WALK-IN CLOSET

- Off master bath
- L-shape: 8' x 5'10" x 7'5" x 3'8"
- Wood grain ceramic tile floor

MASTER SUITE FLEX ROOM

- Size: 12'8" x 9'10"
- Luxury vinyl plank flooring
- Full-panel, impact glass, French doors to pool deck
- Large storage closet (9'11" x 4'3")

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BEDROOM 2

- 12'8" x 10'3"
- Carpet

BEDROOM 2 ENSUITE BATH

- Travertine tile floor
- Vanity with marble top and undermount sink
- Walk-in shower with travertine floor and walls
- Glass shower enclosure

BEDROOM 3

- 11'10" x 9'11"
- Luxury vinyl plank flooring
- Ceiling fan

BEDROOM 3 ENSUITE BATH

- Marble tile floor
- Vanity with granite top and undermount sink
- Bathtub/shower with marble tile walls
- Door to living/dining room

BONUS ROOM/DEN/PLAYROOM

- Size: 19'6" x 11'5"
- Luxury vinyl plank flooring (over ebony stained maple floor)
- LED recessed lights
- Barn door to living/dining room
- French doors to front porch
- Storage closet

POWDER BATH

- 6'7" x 5'8"
- Vanity with integrated, oversize sink top

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LAUNDRY ROOM

- Size: 11'11" x 4'4"
- Recessed lights
- Luxury vinyl plank flooring
- GE, white, stacked, front-loading washer and dryer

2-CAR GARAGE

- Size: 20' x 19'4"
- Concrete floor
- Automatic garage door
- 2 storage rooms/workshops – each is 13'7" x 6'

PATIO

- Size: 20' x 16'8"
- Brick pavers
- Canvas canopy

POOL DECK

- Size: 36' x 25'
- Brick pavers

POOL

- Size: 18' x 11'
- New Pebble Tec surface



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