

WEST OF TRAIL TRADITIONAL FAMILY HOME IN BAY VIEW HEIGHTS

1718 BAY VIEW DRIVE



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Sarasota West of Trail home in Bay View Heights, a refined, established neighborhood in the Southside school district convenient to Southside Village, Sarasota Memorial Hospital, downtown Sarasota and beaches.

This traditional home was completely renovated in 2014 by Murray Homes under the direction of New York designer Bennett Leifer and Sarasota architect Mark Smith. The goal was to honor the original bones while updating and refreshing the entire residence. The result is an easy elegance appropriate for the location and the family lifestyle. Original wood floors and brick exterior have been beautifully restored. Improvements include hurricane-impact windows and doors, new plumbing and electric, smart home automation, level-5 wall finishes, whole-house water filtration, new pool, MosquitoNix spray system, irrigation on well, and remodeled kitchen and baths. High-end finishes such as Venetian plaster walls and silver leaf ceiling in the foyer, and de Gurney wall covering in the dining room satisfy formal entertaining needs. Practical spaces such as a mud room with separate entry, family room, eat-in kitchen, outdoor kitchen/dining and fenced backyard provide ample space for family life.

The 4,667 square foot residence has a total of seven bedrooms — four in the main house, two in the pool guest house and one in the casita over the garage. The master bedroom is a glamorous private retreat and includes a covered balcony, dressing room with walk-in closet and exquisite marble ensuite bath. Outside, the new pool is surrounded by travertine tile pool deck within the fenced and gated backyard. In addition, a spacious covered patio with cathedral ceiling and automated screens has a full outdoor kitchen and ample dining area.

Bay View Heights is an ideal place to live. Shopping, dining, nightlife, health care, schools, and business hubs are all within walking distance, and Siesta Beach and Lido Beach are just minutes away.

**Be sure to look at video and photos of this home at:
peterglaughlin.com/1718-bay-view-drive**

1718 BAY VIEW DRIVE

LOCATION

- Central West of Trail historic community
- Convenient location with easy access to Sarasota amenities:
 - Walk to Southside School (.4 mile)
 - Walk to Pine View bus stop (.4 mile)
 - Walk to Southside Village (.5 mile)
 - 1 mile to Westfield Siesta Key Shopping Center including CineBistro and Lucky's
 - 1 mile to Paradise Plaza Shopping Center including Publix
 - 1 mile to Sarasota Memorial Hospital
 - 1.8 miles to Downtown Sarasota
 - 5 miles to either Siesta Beach or Lido Beach



RENOVATIONS

- Remodeled and upgraded in 2014 by Murray Homes under the direction of New York designer Bennett Leifer and Sarasota architect Mark Smith
- New pool 2015
- Pool guest house and casita 2017



EXTERIOR

- Brick exterior with white siding and black shutters
- Elevated foundation (highest home in the area)
- Fenced-in backyard
- Mature oak trees
- Privacy landscape



1718 BAY VIEW DRIVE

INTERIOR

- Main House:
 - 4 bedrooms, 4.5 baths
 - 3,680 sq. ft. A/C | 4,418 sq. ft. total
- Pool House:
 - 2 bedrooms, 1 bath
 - 501 sq. ft. A/C | 850 sq. ft. total
- Casita (over garage)
 - 1 bedroom | 1 bath
 - 486 sq. ft. A/C | 924 sq. ft. total
- Interior design by New York home designer Bennett Leifer
- Featured in *Traditional Home* magazine:
<https://goo.gl/pTQVwo>
- Featured in *Ocean Home* magazine:
<https://goo.gl/Drqi6K>
- Original wood floors beautifully restored
- 10-inch baseboards and crown molding throughout
- Level 5 drywall finish
- Recessed ceiling lights throughout

CONVENIENCE FEATURES

- Hurricane impact windows and doors
- New electric and plumbing (2014)
- MosquitoNix outdoor misting system
- Kinetico Overdrive, whole-house, reverse osmosis water filtration system
- Security system with security cameras
- Smart home automation
- 250-gallon propane gas tank
- 2 A/C units in main house with dehumidifier
- Automated screens in back patio



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COVERED ENTRY

- Size: 13'4" x 13'6"
- Brick herringbone-pattern floor
- Brick walls
- Entry door with sidelights and transom



FRONT PORCH

- Size: 14' x 10'9"
- Herringbone-pattern brick floor
- Recessed ceiling lights



FOYER

- Size: 13'5" x 7'
- Painted brick floor
- Venetian plaster walls
- Silver leaf ceiling
- Paul Ferrante light fixture with glass bubble detailing
- 2 coat closets



LIVING ROOM

- Size: 22'10" x 14'
- Solid wood floors
- Recessed ceiling lights
- Carved crown molding
- Gas fireplace
- Wiring for wall-mounted TV over fireplace
- Built-in shelves and storage
- Pool-view window with Plantation shutters



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DINING ROOM

- Size: 13'3" x 11'9"
- Solid wood floors
- Chandelier
- Custom deGournay magnolia wallpaper with silver background
- Built-in china cabinet/storage



KITCHEN

- Size: 14' x 11'6" + 7'6" x 6' pantry area
- Solid wood floor
- Recessed ceiling lights
- Ceiling fan
- Wood-look tile plank floor
- Carrara marble countertops and backsplash
- Center island with:
 - GE Monogram refrigerator drawers
 - GE Monogram wine cooler
- Stainless steel appliances include:
 - Viking, slide-in range with six-burner stove and convection oven
 - Built-in microwave
 - GE Monogram side-by-side refrigerator/freezer
 - Dishwasher
- Pot filler over range
- Rohl double basin, fireclay, farmhouse sink with garbage disposal
- Pantry area has three, open-shelf pantries



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BREAKFAST NOOK

- Size: 14'x 7'
- Wood-look tile plank floor
- Upholstered banquette under windows with wide drawers for extra storage
- Ochre Drizzle chandelier



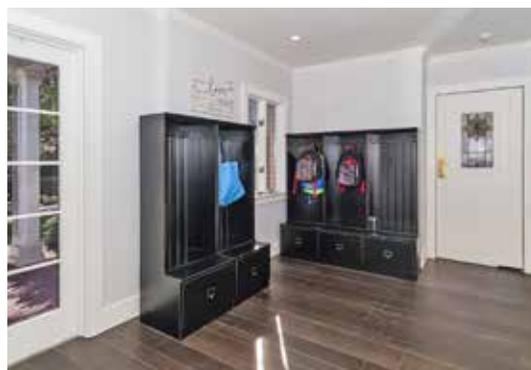
FAMILY ROOM

- Size: 21' x 16'7"
- Solid wood floor
- Recessed ceiling lights
- Ceiling fan
- Wiring for wall-mount TV
- Large storage closet
- French doors to pool deck



MUD ROOM

- Size: 14'4" x 9'4"
- Wood-look tile plank floor
- Recessed ceiling lights
- Full-light door to mud room entry
- Mini French doors to dining room



POWDER ROOM

- Size: 5'1" x 3'10"
- Wood-look tile plank floor
- Pedestal sink
- Wall light fixtures with quartz base
- Exhaust fan



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LAUNDRY ROOM

- Size: 8'9" x 8'4"
- Wood-look tile plank floor
- Recessed ceiling lights
- Solid-wood cabinetry
- Granite countertop
- Undermount utility sink
- Maytag Maxima XL, front-loading washer and dryer
- Windows with Plantation shutters
- Laundry chute
- Swing door with antique, stained glass insert



MASTER BEDROOM

- Size: 14' 2" x 11' 3"
- Solid wood floor
- Ceiling fan
- French doors to balcony



MASTER BALCONY

- Size: 12' x 7'10"
- Tile floor
- Painted wood ceiling



MASTER DRESSING ROOM

- Size: 9'10" x 8'7"
- Solid wood floor
- Glass chandelier
- Solid wood, built-in dresser drawers with upper cabinets
- Window seat with built-in drawers
- Walk-in closet (7'4" x 6'3")



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ENSUITE MASTER BATH

- Size: 19'8" x 7'9"
- Thassos marble tile floor
- Recessed ceiling lights
- Aerated, free-standing, oval bathtub
- Walk-in shower with thassos marble tile floor/walls and glass enclosure
- Rain shower head and hand water spray
- Solid wood, double vanity
- Thassos marble top with undermount sinks
- Framed wall-to-wall mirror
- Water closet with Toto washlet commode and exhaust fan
- Large linen closet with laundry shoot



BEDROOM 2

- Size: 15' 7" x 14'
- Solid wood floor
- Ceiling fan
- French doors to covered balcony
- Wood-burning fireplace
- Walk-in closet (8'2" x 4'8")



BEDROOM 2 BALCONY

- Size: 12'2" x 8'2"
- Tile floor
- Painted wood ceiling
- Overlooks pool



1718 BAY VIEW DRIVE

ENSUITE BATH 2

- Size: 8'9" x 8'2"
- Marble tile floor
- Subway tile walls
- Solid wood vanity with marble top and undermount sink
- Round mirror with sconce lights
- Windows with Plantation shutters
- Bathtub/shower
- Commode alcove
- Exhaust fan



BEDROOM 3

- Size: 14'4" x 10'4"
- Solid wood floor
- Recessed ceiling lights
- Alcove with built-in desk and shelves
- Standard closet



ENSUITE BATH 3

- Size: 8' x 6'
- Tile floor
- Solar tube skylight
- Solid wood vanity with marble top and undermount sink
- Walk-in shower with tile floor/walls and glass enclosure
- Exhaust fan



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BEDROOM 4

- Size: 13'5" x 12'6"
- Solid wood floor
- Standard closet



BATH 4

- Size: 6'9" x 5'10"
- Hexagonal tile floor
- Half-wall beadboard
- Solid wood vanity with solid surface top and undermount sink
- Framed wall mirror
- Bathtub/shower



2-CAR GARAGE

- Size: 20' x 18'8"
- Speckled epoxy painted concrete floor
- 2 single-door, automatic garage doors

COVERED LANAI #1

- Size: 38' x 7'7"
- Travertine tile floor
- 2 ceiling fans
- Painted wood ceiling



COVERED LANAI #2

- Size: 43' x 12'9"
- Travertine tile floor
- 2 ceiling fans
- Painted wood cathedral ceiling
- Automated roll-up screens



1718 BAY VIEW DRIVE

- Outdoor kitchen:
 - Wood cabinetry with granite top
 - AOG gas grill
 - Blanco outdoor sink
 - U-Line refrigerator
 - U-Line ice maker



HEATED POOL & SPA

- Size: 32' x 14'6"
- PebbleTek pool surface
- Weather King electric heat pump
- Pool lights
- Door and window exit alarms



POOL DECK

- Size: 44" x 28"
- Travertine tile floor

POOL GUEST HOUSE

FOYER

- Size: 7' x 4'9"
- Wood-look tile plank floor
- Metal chandelier



BEDROOM 1

- Size: 14'4" x 10'
- Wood-look tile plank floor
- Ceiling fan
- Wiring for wall-mount TV
- Standard closet
- Ductless, split A/C unit



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BEDROOM 2

- Size: 14'4" x 9'10"
- Wood-look tile plank floor
- Ceiling fan
- Wiring for wall-mount TV
- Standard closet
- Ductless, split A/C unit
- French doors to open patio



BATH

- Size: 9'2" x 4'9"
- Recessed ceiling lights
- Open-shelf vanity with oversize sink top
- Walk-in shower with tile floor/walls and glass enclosure
- Rain shower head
- Exhaust fan



OPEN PATIO

- Size: 14'2" x 7'4"
- Travertine tile floor



CASITA OVER GARAGE

STUDIO

- Size: 20'8" x 18'8"
- Solid wood floor
- Painted wood ceiling
- Ceiling fan
- Windows with Plantation shutters
- Closet
- Central A/C



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BATH

- Size: 6'6" x 4'9"
- Tile floor
- Bathtub/shower with tile walls



KITCHEN

- Solid wood floor
- Whitewashed brick wall
- 2-burner, glass cooktop
- Stainless steel mini refrigerator
- Built-in microwave

