

CONTEMPORARY DESIGN. MODERN LUXURY.

2317 PINE TERRACE



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Contemporary design and modern luxury are embodied in this 3 bedroom + den, 2.5 bath home with bright open living areas in an excellent, central Sarasota location. This brand new home by Majestik Homes is built for Florida's sunny climate with energy-efficient, low-e windows and naturally cool concrete floors. Every detail was carefully selected and quality crafted. Highlights include open-concept design, private owners' quarters with balcony, 10-ft. ceilings, 8-ft. doors, recessed lighting, outdoor pool with sun shelf and abundant windows providing light and ventilation.

Live and entertain with ease in the 28' x 30' bright and airy living area with the kitchen at the center and generous spaces for the dining room and family room. The sleek kitchen has plenty of storage in the soft-close cabinetry clad in wood-grain and gloss-white laminate with Caesarstone quartz countertops. Sliding glass doors in the family room showcase the fenced backyard while opening the home to even more light and air. Step out to the covered lanai and sparkling pool to enjoy the laid-back Florida lifestyle.

Upstairs, your private quarters include 3 bedrooms, 2 baths, a home office and a central bonus room. The master bedroom is the ultimate haven with 2 generous walk-in closets, ensuite bath and covered balcony. Clean lines, modern fixtures, and oversize windows make the upstairs retreat just as livable and inviting as the downstairs living area.

Completely brand new, this home comes with a one-year home warranty and is built to provide you with years of carefree living close to schools, shopping, Siesta Beach and downtown Sarasota.

**Be sure to look at video and photos of this home at:
peterglaughlin.com/2317-pine-terrace**

2317 PINE TERRACE

LOCATION

- Outstanding location two blocks east of US 41 between Bee Ridge and Proctor
- Great school district: Phillippi Shores, Brookside and Riverview
- 1.3 miles to Southgate Mall & CineBistro; 2.6 miles to Southside Village; 3.8 miles to downtown; 5.3 miles to Siesta Beach



EXTERIOR

- New construction completed in 2018
- Contemporary architecture
- Fenced and gated backyard
- Swimming pool
- Irrigation sprinkler system
- Energy efficient windows
- Hurricane impact windows on 2nd floor
- Hurricane shutter system
- Covered lanai on first level
- Covered balcony on second level



INTERIOR

- 2,875 sq. ft. under air | 3,701 total
- 3 bedrooms, 2.5 baths
- Open-concept, light and bright living areas
- Contemporary interior design
- 10-ft. ceilings throughout
- 8-ft. doors throughout
- Recessed ceiling lights throughout
- Upgraded Moen chrome faucets
- First level: Open concept kitchen/dining room/family room, laundry, mud room, powder room, covered lanai, 2-car garage



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- Second level: Master suite with ensuite bath and covered balcony, two additional bedrooms with shared bath, home office/den, bonus room
- In-wall pest control system

DRIVEWAY & ENTRY

- Concrete slabs with tumbled stone details
- 8-ft. entry door with 4 glass panels
- Stone veneer wall around door



FOYER

- Size: 7'6" x 6'3"
- Natural polished concrete floor
- Recessed ceiling lights



DINING ROOM

- Size: 12' x 12'
- Natural polished concrete floor
- Recessed ceiling lights
- Modern chandelier



FAMILY ROOM

- Size: 16' x 16'
- Natural polished concrete floor
- Recessed ceiling lights
- Ceiling fan
- Sliding glass doors to covered lanai



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KITCHEN

- Size: 22'4" x 9'8"
- Natural polished concrete floor
- Recessed ceiling lights
- 3 pendant lights over eat-in island
- Abundant cabinets with soft-close doors and drawers covered in textured-wood-grain and white gloss laminates
- Caesarstone gray quartz countertops
- Tile backsplash in herringbone pattern
- Glass cooktop with in-cabinet vent hood and 2 large drawers below
- Stacked wall oven and microwave
- Stainless steel, French-door refrigerator with bottom freezer drawer
- Stainless steel dishwasher
- Large, single-bowl, stainless steel, undermount sink with pull-out faucet and garbage disposal



POWDER ROOM

- Size: 5'4" x 5'
- Natural polished concrete floor
- Recessed ceiling light
- Vanity with large counter sink and Moen chrome faucet
- Decorative light over vanity
- Tile accent wall
- Gerber commode
- Exhaust fan



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MASTER BEDROOM

- Size: 16'10" x 16'4"
- Carpet
- Recessed ceiling lights
- Chandelier
- Sliding glass doors to covered balcony
- 2 large, walk-in closets



ENSUITE MASTER BATH

- Size: 11'7" x 11'2"
- Porcelain tile floor
- Recessed ceiling lights
- 2 white vanities with elongated counter sinks and Moen chrome faucets
- Mirrored and lighted medicine cabinets over sinks
- Tall storage cabinets next to each sink
- Tile accent wall
- Large walk-in shower with hexagon recycled glass floor, porcelain tile walls and glass enclosure
- Water closet with Gerber commode
- Exhaust fans in main bath and water closet



MASTER BALCONY

- Size: 17' x 9'10"
- Wood grain tile plank floor
- Recessed ceiling lights
- Ceiling fan
- Metal railing



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BEDROOM 2

- 13'3" x 11'7"
- Carpet
- Walk-in closet

BEDROOM 3

- 15' x 10'9"
- Carpet
- Standard closet

BATH 2

- 11'10" x 6'7"
- Wood grain ceramic tile plank floor
- Recessed ceiling lights
- White vanity with double counter sinks and Moen chrome faucets
- Mirrored and lighted medicine cabinets over sinks
- Bathtub/shower with subway tile walls
- Gerber commode
- Exhaust fan

HOME OFFICE

- 15' x 10'9"
- Carpet
- Ceiling fan
- Frosted glass barn doors

BONUS ROOM

- Size: 15'2" x 11'9"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Open metal railing around stairs



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LAUNDRY

- Size: 9'11" x 5'4"
- Natural polished concrete floor
- Recessed ceiling lights
- Samsung washer & dryer
- Storage cabinetry
- Stainless steel utility sink



GARAGE HALLWAY/MUDROOM

- Natural polished concrete floor
- Recessed ceiling lights
- Cabinetry for pantry and/or storage
- Under-stairs closet/storage

2-CAR GARAGE

- Size: 21' x 21'4"
- Polished concrete floor
- Automatic garage door



COVERED PATIO

- Size: 17' x 9'10"
- Concrete floor
- Tongue-and-groove wood plank ceiling
- Recessed ceiling lights
- Ceiling fan



POOL

- Size: 23'10" x 11'8"
- PebbleTek
- Sun shelf
- Water feature



Natalie Tanner | 941.539.0989
natalie.tanner@premiersir.com
peterglaughlin.com