

LIDO BEACH CONDO WITH FULL GULF VIEWS

1700 BENJAMIN FRANKLIN DRIVE #5B



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Sarasota beach front condo on Lido Key. Enjoy the splendor of life on the beach from this 5th floor, direct Gulf-front condo on Lido Beach in Sarasota, Florida. Nestled between the Gulf of Mexico and Sarasota Bay, Lido Regency is the perfect place to enjoy every minute of every day in Sarasota.

From the moment you walk in the door of this bright and cheerful condo, you are captivated by the amazing water view. The great room stretches from the foyer to the beach-front balcony, bringing natural light all the way through the residence. This spacious, one-bedroom condo has 1,059 square-feet and features 1.5 baths. The master suite has large windows with full Gulf view, two walk-in closets, two storage closets and a private en-suite bath. A shared utility room on the floor has an assigned storage cage, as well a washer and dryer.

The first floor community space was recently remodeled and features floor-to-ceiling windows in the lobby, fitness gym and party room where residents can enjoy the spectacular Gulf views. First floor amenities also include shower/changing rooms, outdoor grills and kayak/paddleboard storage. The beachside pool area features a newly resurfaced heated pool/spa along with all-new pool furniture.

Excellent location across from South Lido Park nature preserve, yet conveniently close to in-town amenities. Just one mile to shopping and dining at world-famous St. Armands Circle, and only four miles to Downtown Sarasota. The carefree Florida lifestyle is waiting for you.

**Be sure to look at photos of this condo at:
peterglaughlin.com/1700-benjamin-franklin-drive-5b**

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LIDO REGENCY

- Beach-front condominium
- First floor community amenities completely updated and remodeled:
 - Rewired & replumbed
 - Floor-to-ceiling impact windows
- New roof (2017)
- Lobby
- Fitness gym
- Party room
- Men and women's bathrooms with showers & changing stalls
- Heated beach-front pool/spa
- Outdoor grills
- Kayak/paddleboard racks
- Storage room for beach gear
- Assigned carport parking & guest parking
- 2 elevators
- Fully funded
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- .5 mile to St. Armands Circle and 4 miles to Downtown Sarasota

RESIDENCE FEATURES

- 5th floor with direct Gulf views
- Gulf-front balcony
- 1,059 sq. ft. A/C | 1,134 sq. ft. total
- Master suite with 2 walk-in closets and ensuite bath
- Air handler is outside unit
- Shared utility room on floor has assigned storage cage and washer/dryer



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FOYER

- Size: 5'4" x 8'10"
- Tile floor
- Coat closet

DINING ROOM

- Size: 13'10" x 11'3"
- Carpet



FAMILY/GREAT ROOM

- Size: 15' x 14'11"
- Carpet
- Big windows and glass door to balcony
- Gulf view



BALCONY

- Size: 13'3" x 4'11" (irregular)
- Tile floor
- View of pool, beach and Gulf

KITCHEN

- Size: 11'7" x 10'7"
- Tile floor
- Lots of cabinets for storage
- Stainless steel, double-bowl sink with pullout faucet and 2-stage water filtration system
- Range with glass cooktop and vent hood
- Refrigerator/freezer
- Dishwasher



POWDER ROOM

- Size: 5' x 5'
- Tile floor
- Built-in vanity with granite top



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MASTER SUITE FOYER

- Size: 4.7" x 3'2"
- Tile floor
- Storage closet

MASTER DRESSING HALLWAY

- 6'6" x 3'6"
- Tile floor
- 2 walk-in closets

MASTER BEDROOM

- Size: 14'8" x 11'11"
- Carpet
- Double windows with view of pool, beach and Gulf
- Storage closet



ENSUITE BATH

- Sink Area:
 - 8'1" x 5'5"
 - Tile floor
 - Built-in vanity with granite top and undermount sink
- Shower/Toilet Room:
 - 5'8" x 4'10"
 - Tile floor and walls
 - Kohler 1-piece commode
 - Large walk-in shower with glass bypass doors



Nancy Endara | 941.323.1700
nancy.endara@premiersir.com
peterglaughlin.com