

SIESTA KEY ISLAND BEACH ESTATE

4242 HIGEL AVENUE



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Siesta Key island beach house with dock and boat mooring on the Gulf. Expansive, but cozy, this handsomely detailed home presents a sophisticated ambiance that elevates the relaxed, seaside setting. Mindfully restored and renovated inside and out in 2016, this coastal retreat has historic character invigorated by up-to-date home systems and technology.

Landscaped for complete seclusion, the 1.25 acre estate feels like a private island getaway and comes with all the amenities to enjoy Siesta Key's sun and fun — heated pool and spa, expansive patio with grilling kitchen, dock/fishing pier, boat mooring and white sand beach. Included in the price are a SeaDoo jet ski with beach and road trailers, a four-wheeler, two paddle boards, two bicycles and two kayaks with beach trolley.

Upon entering the home, you are captivated by openness of the floor plan and expansive glass doors that accentuate the natural setting. At the heart of this captivating home by the sea is the great room/kitchen area — a big, giant room where everyone can cook, eat, watch TV and play games together. The kitchen's solid-oak countertops add a rustic touch to the otherwise clean and simple space. High-end Miele appliances include induction cooktop, convection/grill oven, microwave-combination oven, steam-combination oven and oversize side-by-side refrigerator/freezer. An in-kitchen breakfast room, booth banquette and eat-in counter provide plenty of seating for casual dining. The formal dining room is next to the great room and features a wood-burning fireplace. When you're ready to get away from it all, a very private, cool and quiet master retreat on the second level pampers the restful side of life. Sliding-glass doors to the Gulf-view balcony with glass railing for sitting outside and relaxing while enjoying the view. Additional sleeping quarters include two bedroom suites and a bedroom wing with two bedrooms that share a bath.

A separate, air-conditioned, 1,970 sq. ft. recreation building with automatic overhead door (formerly a 6-car garage) provides storage for and easy access to all your outdoor toys. It has wiring for a wall-mounted smart TV and space for casual seating and table games.

Located on the north end of Siesta Key, this beach retreat is just 1 mile to Siesta Village, 2 miles to Siesta Key Beach and 4.5 miles to Downtown Sarasota. Life is good on the beach!

**Be sure to look at video and photos of this home at:
peterglaughlin.com/4242-higel-avenue**

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2016-2018 IMPROVEMENTS

A/C SYSTEMS

- Replaced all 3 air conditioning systems, compressors and air handlers, with soft-start variable speed systems
- A/C systems linked to the smart “Nest” home system which can be monitored and adjusted remotely by an app. The system learns your preferred temperatures and knows when you are home/away.
- All A/C ducts professionally cleaned and all grills replaced

DOCK

- Upgraded deck material to low-maintenance, composite decking
- Install dock power, water and underwater lighting

POOL

- New travertine deck
- New, fully-automatic luxury swimming pool
- Dual gas hot water heaters
- In-built pool and spa cleaning systems
- Fully-automated, state-of-the-art, salt water pool chlorination system
- All pool systems managed with WiFi connected app for regulating temperatures, pool chemical levels, lighting and spa operation
- Build new pool machinery area with landscape screen

LANDSCAPE

- New 60+ ft. well for whole estate Irrigation system with pressure regulation and dual timers
- New landscaping throughout with large coconut palm trees and tropical planting
- Whole estate, low-voltage garden light features with lighting for trees, driveways, walks and dock

- New brick paver driveways with concrete edging throughout
- 40 new low-voltage bollard night lamp posts to driveways and pool
- 5 new freshwater spigots and 3 well water spigots
- New fencing and gates to road

EXTERIOR

- Check and repair copper roof as needed on both buildings
- Install new maintenance-free UPVC guttering and aluminum guttering where needed
- Stucco entire property and separate garage with quality stucco products (prior to this apply two coats of quality stain to the existing cypress wood exterior)
- Repaint both properties inside and outside in 2018

ELECTRIC/TECHNOLOGY

- Remove old lighting fixtures and rewire as needed
- Install all new lighting throughout
- Install new LED lighting throughout
- Replace light switches as needed
- Install Sonos sound system to whole house including outside speakers poolside
- Bring in fiber optic cabling for both Frontier and Comcast
- Install CCTV security cameras throughout connected to the Nest home security app

PLUMBING

- Install new UPVC plumbing where all connections are made
- Install new electric water heaters (2018)
- Install new, automatic, black-water pumping system to holding tank in property

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INTERIOR

- Remodel living areas
- Install luxury Spanish “Porcelanosa” white-oak floor tiling throughout the living area
- Refinish all heart-of-pine floors throughout and finish with a semi-matte finish
- Replace all doors
- Install custom-designed and craftsman-constructed bedroom closets in master bedroom
- Install Spanish tile on master bedroom balcony
- Install seamless glass handrails on all upstairs balconies

KITCHEN

- Install custom, handmade, hand-painted (oven baked finish) luxury kitchen by Schlabach Wood Design
- Custom bleached oak and marble countertops
- Install all-new, top-of-the line, Miele kitchen equipment including:
 - Steam combi oven
 - Microwave combi oven
 - Convection/grill combi oven
 - Extra large refrigerator/freezer

BATHS

- Remodel all baths
- Replace all commodes, sinks and showers
- Install new custom vanities made by Schlabach to match kitchen cabinetry
- Install new marble countertops

IMPACT-RESISTANT “TURTLE” GLASS DOORS

- Install new sliding and glass doors with UPVC “turtle” glass which meets the latest guidelines for hurricane proofing

CONDITIONED GARAGE LAUNDRY ROOM

- Add air-conditioning to garage
- Install 2 washers, 2 dryers and utility sink
- Install galaxy marble worktop over washers/dryers

RECREATION BUILDING

- Complete remodel
- Install new wiring, new windows and new sliding glass doors, all to latest standards
- Install new A/C system
- Rewire as needed
- New drywall throughout
- New ceilings throughout
- New exterior stucco
- New UPVC guttering with drainage

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LOCATION

- North Siesta Key
- Gated, beach-front location on Big Pass
- Close to lifestyle amenities:
 - 1 mile to Siesta Village
 - 2.3 miles to Siesta Key Beach
 - 2.6 miles to Westfield Siesta Key featuring CineBistro and Lucky's Market
 - 4.5 miles to Downtown Sarasota



ONE-OF-A-KIND FEATURES

- Boat dock and boat mooring on Big Pass
- Authentic, coastal Florida bones mindfully restored and renovated inside and out
- House framing milled on site by previous owner/builder from ancient Cypress wood recovered from Louisiana swamp
- Wide-plank, solid cypress wood floors in first-floor bedroom wing
- Reclaimed, heart-of-pine, wood floors in dining room, master suite and guest suite
- Weathered copper roof
- 1,970 sq. ft. recreational building equipped with recreational craft (formerly a 6-car garage)



EXTERIOR

- 54,665 sq. ft. lot (1.25 acres)
- Coastal-inspired architecture
- Copper roof
- Barrel gutters and downspouts



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- Gated entrance with security keypad
- Tropical landscape with zoysia grass, oak trees, palm trees, flowering shrubs, and privacy plants along property lines
- 60-ft. well for irrigation system with pressure regulation and dual timers
- Whole-estate, low-voltage garden lighting
- Low-voltage, bollard, night lamp posts to driveways and pool deck
- Brick paver driveway and outdoor parking
- 2-car attached garage + 2 carports
- Covered patio with grilling kitchen
- Outdoor pool and spa
- Pool equipment well-concealed behind landscape screen
- White sand beach
- Dock/fishing pier
- Boat mooring
- New, automatic, black-water pumping system

INTERIOR

- 6,088 sq. ft. under air
- 7,596 sq. ft. total
- 5 bedrooms, 4 baths
- Reclaimed hard pine and 100-year-old-cypress wood floors
- Amish-made, custom cabinetry in kitchen and baths (Schlabach Wood Design)
- Amish-made, lime-washed, solid-oak kitchen countertops
- Recessed LED ceiling lights throughout



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CONVENIENCE FEATURES

- Nest home automation system which can be monitored and adjusted remotely
- Security system with CCTV cameras connected to Nest system
- Whole-house Sonos sound system
- All sliding glass doors are impact-resistant and turtle-safe
- 3-zone, variable-speed, soft-start A/C systems linked to Nest system (system learns preferred temperatures and makes smart adjustments)
- Smoke/CO detectors with fire alarms



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COVERED ENTRY

- Size: 9'5" x 9'
- Travertine tile floor
- Vaulted ceiling



FOYER

- Size: 9'11" x 9'
- Wood-look, tile plank floor
- Solid-wood entry door with operable sidelights and transom



DINING ROOM

- Size: 18' x 19'
- Solid hard pine wood floor
- Recessed LED ceiling lights
- Chandelier
- Sliding glass doors to covered patio with roll-up, sunblock shades
- Operable transoms
- Wood-burning fireplace with stone accent wall



GREAT ROOM

- Size: 21'5" x 55'10"
- Wood-look, tile plank floor
- Recessed LED ceiling lights
- 2 ceiling fans
- Sliding glass doors to covered patio with roll-up, sunblock shades
- Operable transom windows
- Vaulted ceiling
- Trapezoid windows



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KITCHEN

- Size: 19'6" x 17'9"
- Wood-look, tile plank floor
- Recessed LED ceiling lights
- 2 chandeliers
- Amish-made, custom cabinetry: (Schlabach Wood Design)
 - hand-painted and oven baked
 - enhanced crown moldings with up-lighting
 - under-cabinet lighting
 - lime-washed, solid-oak countertops
- Marble countertop and backsplash
- Breakfast banquette with booth seating
- Center island with stovetop and eat-in counter surrounding the banquette
- Eat-in area in kitchen with bay window
- Lots of cabinetry for storage
- High-end appliances:
 - Miele built-in convection oven
 - Miele built-in microwave
 - Miele built-in steam oven
 - Miele induction glass cooktop
 - Miele side-by-side integrated -panel refrigerator/freezer
- Kohler white cast-iron undermount sink with pull-down faucet and garbage disposal
- Closet pantry



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MASTER BEDROOM (2nd floor)

- Size: 20'3" x 15'7"
- Reclaimed hard pine wood floor
- Recessed LED ceiling lights
- Built-in wardrobe
- French doors to covered balcony with oversize sidelights and automated, roll-up, sunblock shades



MASTER BALCONY

- Size: 19'11" x 12'6"
- Waterproof floor
- Recessed LED ceiling lights
- Vaulted ceiling
- Ceiling fan
- All-glass railing



MASTER FOYER

- Size: 12' x 6'
- Reclaimed hard pine wood floor
- Storage closet



MASTER BATH

- Size: 21' x 11'5"
- Wood-look tile plank floor
- Recessed LED ceiling lights
- Solid wood vanity
- Marble top with 2 undermount sinks
- Water closet
- Walk-in shower with wood-look plank tile floor, marble tile walls and glass enclosure
- Rain shower + adjustable shower spray
- Open wardrobe shelving and hanging rods



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BEDROOM 2 (2nd floor)

- Size: 21' x 16'8"
- Wide-plank bamboo floor
- Recessed LED ceiling lights
- Walk-in closet
- Full-light glass door to balcony



BEDROOM 2 FOYER

- Size: 13'8" x 6'2"
- Wood floor
- Storage closet



BEDROOM 2 BALCONY

- Size: 17' x 3'6"
- Glass railing

BEDROOM 2 ENSUITE BATH

- Wide-plank bamboo floor
- Recessed LED ceiling lights
- Tongue-and-groove cypress wood walls
- Solid-wood vanity
- Marble top with 2 undermount sinks
- Bathtub/shower with marble tile walls and glass partition
- Exhaust fan



GUEST MASTER SUITE (1st floor)

- Size: 19'7" x 16'1"
- Solid hard pine wood floor
- Recessed LED ceiling lights
- Ceiling fan
- French doors to covered patio



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ENSUITE GUEST BATH

- Wood-look tile plank floor
- Recessed LED ceiling lights
- Solid-wood vanity
- Marble top with two drop-in sinks
- Water closet
- Walk-in shower with wood-look plank tile floor, marble tile walls and glass enclosure
- Rain shower + adjustable shower spray
- Exhaust fan



BEDROOM 4 (1st floor)

- Size: 15'11" x 11'
- Wide-plank, cypress wood floor
- Recessed LED ceiling lights
- Floor-to-ceiling windows with Gulf view and roll-up, sunblock shades



BEDROOM 5 (1st floor)

- Size: 16'3" x 11'
- Wide-plank, cypress wood floor
- Recessed LED ceiling lights
- Ceiling fan



BATH 2 (1st floor)

- Wood-look tile plank floor
- Tongue-and-groove, cypress walls (milled on site by previous owner/builder)
- Solid-wood vanity
- Marble countertop with 2 undermount sinks
- Exhaust fan
- Linen closet in hallway



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BEDROOM WING STORAGE ROOM

- Size: 7'2" x 6'2"
- Storage cabinets with marble countertop
- Storage closet



2-CAR GARAGE

- Size: 22'8" x 27'
- Concrete floor
- Air conditioned
- Laundry center:
 - 2 Samsung front-loading washers
 - 2 Samsung front-loading dryers



BACK COVERED PATIO 1

- Size: 15'6" x 11"
- Travertine tile floor
- Recessed LED ceiling lights
- Sliding glass door to dining room



BACK COVERED PATIO 2

- Size: 23'4" x 7"
- Travertine tile floor
- Recessed LED ceiling lights
- Sliding glass door to family room



BACK COVERED PATIO 3

- Size: 14'3" x 13"
- Travertine tile floor
- Recessed LED ceiling lights
- Ceiling fan
- French doors to guest room
- Grilling kitchen

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HEATED POOL/SPA

- Size: 42' x 20'
- Dual, gas water heaters
- Salt-water chlorination system
- Automatic fill and pH systems
- Automatic, in-pool cleaning system
- All pool systems managed with WiFi connected app for regulating temperature, chemical levels, lighting and spa operation
- Variable-speed pool pump
- Fittings in place for child safety fence



POOL DECK

- Size: 32'6" x 70'
- Travertine tile floor



DOCK/FISHING PIER

- Low-maintenance, composite decking
- Power and water service
- Underwater lighting
- Wide-open views of Gulf, Bay, Lido Key and Bird Key
- Mooring to left of dock



BEACH

- White sand beach on Big Pass
- Natural sea oat barrier between back yard and beach



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REC BUILDING

- 2,000 sq. ft.
- Cathedral ceiling
- Impact-resistant glass on all windows and doors
- All recreational item included:
 - Ping-pong table
 - SeaDoo jet ski
 - 4-wheeler
 - 2 kayaks
 - 2 paddleboards
 - 2 bicycles
 - Beach trailer and road trailer (for jet ski)
 - Beach trolley (for kayaks)
- Overhead door for easy access to water craft



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