CONTEMPORARY DESIGN. MODERN LUXURY.

2311 PINE TERRACE

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GROUP

Contemporary design and modern luxury are embodied in this 4 bedroom, 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 4 bedrooms, 2 baths 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:
2311PineTerrace.com

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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

Downtown
2311 Pine Terrace
Phillippi Creek

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
- 4 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, three additional bedrooms with shared bath, bonus room
- In-wall pest control system

DRIVEWAY & ENTRY
- Concrete slabs with tumbled stone insets
- 8-ft. entry door with 4 glass panels
- Wood-look tile accent wall

FOYER
- Size: 7'8" x 5'7"
- Natural polished concrete floor
- Recessed ceiling lights

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

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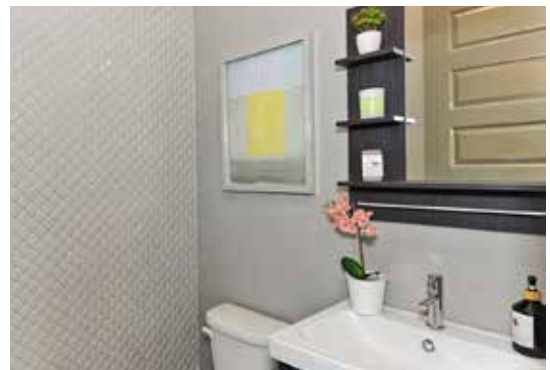- Sliding glass doors to covered lanai

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KITCHEN

- Size: 22'4" x 9'8"
- Natural polished concrete floor
- Recessed ceiling lights
- Pendant lights over eat-in island
- Abundant cabinets with soft-close doors and drawers covered in textured-wood-grain and white gloss laminates
- Caesarstone 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

- Natural polished concrete floor
- Recessed ceiling light
- Vanity with large counter sink and Moen chrome faucet
- Decorative light over vanity
- Tile accent wall
- Exhaust fan

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MASTER BEDROOM

- Size: 16'10" x 16'8"
- Carpet
- Recessed ceiling lights
- Chandelier
- Sliding glass doors to covered balcony
- 2 large, walk-in closets

ENSUITE MASTER BATH

- Size: 11'7" x 11'5"
- Porcelain tile floor
- Recessed ceiling lights
- 2 white vanities with elongated
  counter sinks and Moen chrome faucets
- Mirrored and lighted medicine cabinets
  over sinks
- Mirrored, tall storage cabinets next sinks
- Tile accent wall
- Large walk-in shower with hexagon tile floor,
  porcelain tile walls and glass enclosure
- Water closet
- Exhaust fans in main bath and water closet

MASTER BALCONY

- Size: 17' x 9'8"
- Wood grain tile plank floor
- Recessed ceiling lights
- Ceiling fan
- Metal railing

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BEDROOM 2

- 13'3" x 11'6"
- Carpet
- Walk-in closet

BEDROOM 3

- 15' x 10'8"
- Carpet
- Standard closet

BEDROOM 4

- 15'0" x 10'8"
- Carpet
- Double doors
- 2 closets

BATH 2

- 11'11" 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
- Exhaust fan

BONUS ROOM

- Size: 15'2" x 11'7"
- Carpet
- Recessed ceiling lights
- Propeller ceiling fan
- Open metal railing around stairs

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LAUNDRY
- Size: 9'5" x 6'
- Natural polished concrete floor
- Recessed ceiling lights
- Samsung washer & dryer
- Storage cabinetry with utility sink

MUDROOM
- Size: 5'4" x 4'8"
- Natural polished concrete floor
- Recessed ceiling lights
- Storage closet/pantry

2-CAR GARAGE
- Size: 21'3" x 20'11"
- Concrete floor
- Automatic garage door

COVERED PATIO
- Size: 17'9" x 10'0"
- Concrete floor
- Tongue-and-groove ceiling
- Recessed ceiling lights
- Ceiling fan

POOL
- Size: 23'9" x 11'8"
- PebbleTek pool surface
- Sun shelf
- Pool light
- Water feature
- Child safety fence

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