

WEST OF TRAIL IN SAN REMO WITH DEEDED BAY ACCESS

3727 TANGIER TERRACE



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Live your fabulous Sarasota lifestyle in this West of Trail family home in San Remo, Sarasota's gateway to Siesta Key. Centrally located with deeded access to Roberts Bay, this spacious 2,696 square-foot home features 4 bedrooms, 3 baths, open living area and separate family room. The living, dining and family rooms all open up to a covered lanai creating the perfect indoor-outdoor space. The stylish kitchen flows seamlessly to the dining room. Wood cabinetry, stainless steel appliances and expansive granite counters provide plenty of cooking, serving and eating space.

Everyone can have privacy in this split bedroom plan. The master suite has sliders to the pool, ideal for indulging in a morning or evening swim. The gorgeous master bath was fully-remodeled in 2018. The remaining bedrooms are on the other side of the house, one with its own ensuite bath. Outside, imagine the fun to be had in the extra-large screened-in pool area with covered lanai and pool with sun shelf. Just down the street, launch your recreational water craft from deeded bay access with a boat ramp and two docks.

Centrally located in the Southside school district just 0.5 mile to Shops at Siesta Row, 1.5 to Southside Village and Sarasota Memorial Hospital, 2.8 miles to Downtown Sarasota and 4.5 miles to Siesta Key beach. A great home to enjoy the Sarasota lifestyle.

**Be sure to look at video and photos of this home at:
3727TangierTerrace.com**

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LOCATION

- West of Trail in San Remo
- Deeded bay access on Tangier Way
- Excellent location:
 - Southside/Brookside/Sarasota school district
 - 0.5 mile to Shops at Siesta Row
 - 0.8 mile to Westfield Siesta Key
 - 1.5 mile to Southside Village and Sarasota Memorial Hospital
 - 2.8 miles to Downtown Sarasota
 - 4.5 miles to Siesta Key Beach



RECENT IMPROVEMENTS

- Porcelain tile throughout
- Paver driveway, lanai and pool deck
- Metal roof (50-year warranty)
- Kitchen remodel with high-end cabinetry, granite countertops, eat-in island and new appliances
- Electrical upgraded
- Baths remodeled
- Pool resurfaced
- Pool cage
- Variable-speed pool pump
- A/C systems (2013 & 2014)
- REME HALO® whole home in-duct air purifier
- Ceiling fans
- Water heater (2018)
- Irrigation well



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COVERED ENTRY

- Size: 25'3" x 7'3"
- Brick paver floor



FOYER

- Size: 7'3" x 10'0"
- Porcelain tile floor
- Crown molding
- Sconce lights



LIVING ROOM

- Size: 16'5" x 11'0"
- Porcelain tile floor
- Crown molding
- Ceiling fan with light
- Fireplace
- Built-in storage and shelves
- Sliding glass doors to covered lanai
- Vertical blinds, drapes and valance



DINING ROOM

- Size: 18'0" x 10'6"
- Porcelain tile floor
- Crown molding
- Ceiling light
- Open to kitchen and living room
- Sliding glass doors to covered lanai
- Vertical blinds, drapes and valance



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KITCHEN

- Size: 15'8" x 14'5"
- Porcelain tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Eat-in island with 3 pendant lights
- Wood cabinetry with soft-close doors and drawers
- Granite countertops with tile backsplash
- Stainless steel appliances:
 - LG range with glass cooktop and double oven
 - Zephyr under-cabinet vent hood
 - LG French-door refrigerator/freezer
 - Bosch dishwasher
- Stainless steel double-bowl sink with pull-down faucet and garbage disposal
- Cabinet pantry
- Under-cabinet pet alcove



FAMILY ROOM

- Size: 20'6" x 13'7"
- Porcelain tile floor
- Crown molding
- Ceiling fan with light
- Built-in cabinets with granite top and recessed ceiling lights above
- Sliding glass doors to covered lanai
- Vertical blinds



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MASTER BEDROOM

- Size: 15'6" x 14'9"
+ 6'10" x 5'3" alcove
- Porcelain tile floor
- Cathedral ceiling
- Ceiling fan
- Sliding glass doors to pool
- Vertical blinds and drapes



ENSUITE MASTER BATH

Remodeled April 2018

- Size: 11'5" x 10'0"
- Porcelain tile floor
- Cathedral ceiling
- Ceiling fan
- Double vanity with quartz top
- Walk-in shower with sliced-pebble floor, tile walls, toiletry alcove and glass enclosure
- Shower has regular shower head + adjustable shower spray
- Door to pool



MASTER WING HALLWAY

- Porcelain tile floor
- Access to master bedroom, master bath and laundry
- Linen closet



LAUNDRY

- Size: 9'10" x 5'0"
- Porcelain tile
- Whirlpool Duet front-loading washer and dryer



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BEDROOM 2

- Size: 14'8" x 11'9"
- Porcelain tile floor
- Ceiling fan with light
- Walk-in closet with door to covered lanai
- Vertical blinds and valances



ENSUITE BATH 2

- Tile floor and half wall
- Recessed ceiling lights + ceiling light
- Vanity with cultured marble top
- Mirrored medicine cabinet over vanity
- Walk-in shower with tile floor/walls/ceiling and glass door



BEDROOM 3

- Size: 13'7" x 11'9"
- Porcelain tile floor
- Ceiling fan with light
- Vertical blinds and valances



ENSUITE BATH 3

- Mosaic tile floor
- Recessed ceiling lights + ceiling light
- Vanity with quartz top
- Mirrored medicine cabinet over vanity
- Bathtub/shower with tile walls
- Door to hallway



BEDROOM 4

- Size: 11'10" x 10'1"
- Tile floor
- Ceiling fan with light
- Vertical blinds and valance

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BEDROOM WING HALLWAY

- Storage closet

2-CAR GARAGE

- Size: 20'8" x 18'5"
- Concrete floor
- Automatic garage door

COVERED LANAI

- Size: 30'10" x 17'10"
- Brick paver floor
- Screened in
- 3 ceiling fans
- Painted wood ceiling
- Sliding glass doors to living room, dining room, family room and master bedroom



POOL

- Size: 26'6" x 15'0" (irregular)
- Screened-in
- PebbleTek surface with tile border
- Sun shelf

POOL DECK

- Size: 37'8" x 24'0"
- Brick paver floor
- Screened in



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