

HARBOR ACRES NEW TRADITIONAL WITH EVERLASTING APPEAL

1333 VISTA DRIVE



1333 VISTA DRIVE

The newest addition to Sarasota's iconic Harbor Acres has an impressive Sarasota pedigree — the result of a creative collaboration between Home Designer Brian Phipps, Interior Designer Tanya Burley and Eason Builders, whose artistic vision lavishes love on the home via nuanced elegance, eclectic accents and custom finishes hand-crafted by local artisans. The style is New Traditional. The result is an extremely classic home with everlasting appeal.

Coveted for both its bayfront setting and being an easy six-minute drive from downtown Sarasota, this brand new home is located on 99-feet of prime waterfront set back from the road on over half an acre on Sarasota Bay. The dock has three boat lifts to accommodate leisure and recreational water craft making access to Sarasota's waterways and the Gulf of Mexico super easy.

Classic white oak flooring framed by exceptionally large windows create an open space with a calming ambiance. Luxury appointments include Emtek Modern Chrome door hardware, Wolf and SubZero appliances, custom stainless-steel kitchen hood, cove molding, 7-inch baseboards, marble mosaic floors, custom glass wine storage, high-end lighting in every room, high-impact glass, Sonos sound system and integrated smart home wiring.

Each of the 5 bedrooms has sliding glass doors to a covered balcony welcoming the outdoors into one's private quarters. The master retreat on the first floor features two oversize dressing rooms custom cabinetry in modern gloss and inset door island. The sumptuous master bath conveys an immersive spa experience with marble tile floor, two floating vanities, soaking tub and walk in shower with central shower spray plus two additional shower stations.

Inside and out, the buyer will appreciate this home's uniqueness and architecture, and will certainly treasure the location. As designer Tanya Burley says, "It is most rewarding when someone is touched by what I do," as everyone who enter this home is.

**Be sure to look at video and photos of this home at:
1333Vista.com**

1333 VISTA DRIVE

LOCATION

- West of Trail in Harbor Acres
- 99-ft. waterfront on Sarasota Bay
- Close to lifestyle amenities:
 - 0.6 mile to Southside Village
 - 1.0 mile to Sarasota Memorial Hospital
 - 1.6 miles to Downtown Sarasota
 - 1.8 miles to Westfield Siesta Key featuring CineBistro and Lucky's Market
 - 4.9 miles to Lido Beach

CUSTOM DESIGNED BY LOCAL PROFESSIONALS

- Brian Phipps, home design
- Tanya Burley, interior design
- Eason Builders Group, builder

EXTERIOR

- 24,252 sq. ft. lot (0.56 acre)
- New Traditional design
- Concrete block driveway with grass infill
- 3-car oversize garage
- Covered balconies
- Outdoor pool and spa
- Dock with 3 boat lifts
- Silver River marble tile entry and pool deck
- Chiseled-edge marble tile porches
- Ground-level "basement"
- Elegant, half-round rain gutters



1333 VISTA DRIVE

INTERIOR

- 5,768 sq. ft. under air | 8,682 sq. ft. total
- 5 bedrooms, 5.5 baths
- Decorator-selected fixtures and finishes
- 8-in. white oak wood floors
- 7-in. base trim
- 12-ft. ceilings on first level
10-ft. ceilings on second level
- Custom-designed ceiling details including tray, coffered, cove and beamed
- Cove molding in select areas
- Custom mahogany double entry doors with curved glass panels
- 4-panel, solid-wood interior doors
- Recessed LED ceiling lights throughout
- Decorator-selected accent lighting



CONVENIENCE FEATURES

- Elevator
- Smart Home ready -- easily integrate your preferred smart home components
- WiFi access throughout
- 2 security cameras: one at driveway and one at boat dock
- Sonos music system:
 - Amplifiers throughout
 - Speakers in living room, family room, bonus room and first-level porches
- 2 Rinnai tankless hot-water heaters
- 3 A/C zones
- TECO natural gas service connected



1333 VISTA DRIVE

COVERED ENTRY

- Size: 12'0" x 8'4"
- Silver River marble tile floor
- Stained wood plank ceiling
- Custom, solid-mahogany entry door with curved glass panels and glass transom



FOYER

- Size: 9'10" x 5'6"
- Marble tile floor
- 23'3" beamed ceiling
- European industrial gothic chandelier



LIVING ROOM

- Size: 22'8" x 19'8"
- White oak wood floor
- Recessed LED ceiling lights
- French doors to covered balcony with sidelights and transom
- Custom, glass, full-wall wine closet



DINING ROOM

- Size: 14'0" x 14'0"
- White oak wood floor
- Recessed LED ceiling lights
- Custom coffered and beamed ceiling
- Hand-finished chandelier



1333 VISTA DRIVE

FAMILY ROOM

- Size: 29'4" x 18'4"
- White oak wood floor
- Recessed LED ceiling lights
- Chandelier
- Cove molding
- Sliding glass doors to covered balcony



KITCHEN

- Size: 18'8" x 15'7"
- White oak wood floor
- Recessed LED ceiling lights
- 2 Arteriors chandeliers
- Cove molding
- Modern cabinetry surround with custom, large working and eat-in island
- Marble-look quartz countertops
- High-end appliances:
 - Wolf 48-in. gas rangetop
 - Custom-designed and crafted, polished-stainless-steel hood with Best air filtration system
 - Wolf 30-in. convection wall over
 - Wolf built-in convection microwave
 - SubZero 48" side-by-side refrigerator/freezer with ice/water dispenser
 - SubZero under-counter beverage center
 - SubZero under-counter wine storage
 - Asko stainless steel, built-in dishwasher
- Single-bowl, stainless steel sink with Mirabelle pull-down faucet
- Full-light door into butler's pantry



1333 VISTA DRIVE

BUTLERS PANTRY

- Size: 8'6" x 5'4"
- Patterned blue porcelain tile floor
- Recessed LED ceiling lights
- Modern custom cabinetry with full-glass-panel upper cabinets
- Quartz countertop
- Antiqued, mirrored, subway tile backsplash



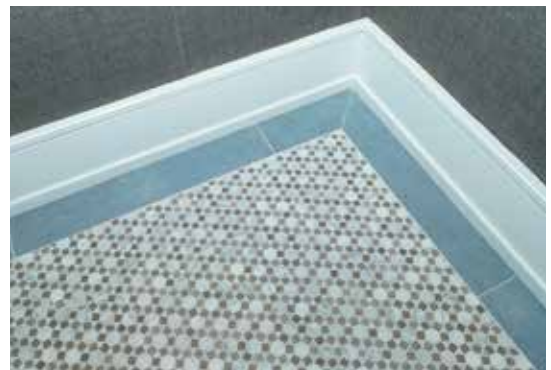
LAUNDRY

- Size: 12'0" x 8'0"
- Patterned blue porcelain tile floor
- Recessed LED ceiling lights
- Modern custom cabinetry
- Quartz countertops
- Stainless steel utility sink with Brizo faucet



POWDER BATH

- Mosaic marble tile floor
- Cove molding
- Custom pendant light
- Vanity made from hand-selected corbels, granite top and hand-cured cement sink
- Brizo fixtures
- Phillip Jefferies, textured weave wall covering
- Custom, angled-glass, vanity mirror
- Kohler skirted commode
- Exhaust fan



1333 VISTA DRIVE

MASTER BEDROOM

- Size: 25'4" x 14'0"
- White oak wood floor
- Tray ceiling with custom trim
- Recessed LED ceiling lights
- Chandelier
- Full-glass, French doors with transom to covered balcony



MASTER CLOSET 1

- Size: 14'4" x 12'8"
- Carpet
- Recessed LED ceiling lights
- Arteriors pendant light
- Modern custom cabinetry and center island with Richelieu hardware
- Quartz countertops
- Full-wall mirror over cabinets



MASTER CLOSET 2

Built-ins and finishes not complete as of this writing

- Size: 14'6" x 9'8"
- Carpet
- Recessed LED ceiling lights



MASTER BATH

- Size: 15'0" x 16'0"
- Marble-look porcelain tile floor
- Recessed LED ceiling lights
- Regina Andrews lighting



1333 VISTA DRIVE

- 2 floating, modern vanities with under-cabinet lighting and Richelieu hardware
- White quartz vanity tops
- Full-wall mirrors over vanities
- Free-standing soaking bathtub
- Antiqued, mirrored tile behind bathtub
- Walk-in shower with marble tile floor, tile walls with toiletry alcove
- Rain shower head at center of shower, body sprays + shower head on one side, and adjustable wand spray on other side
- Exhaust fan
- Water closet with skirted Kohler commode and separate exhaust fan



BEDROOM 2

- Size: 15'6" x 18'4"
- White oak wood floor
- Recessed LED ceiling lights
- Chandelier
- Sliding glass doors to covered balcony



BATH 2

- Marble tile floor
- Recessed LED ceiling lights
- Custom floating vanity
- Quartz vanity top
- Full-wall mirror over vanity with lights
- Walk-in shower with marble tile floor, tile walls and glass enclosure
- Kohler skirted commode
- Exhaust fan



1333 VISTA DRIVE

STAIRWAY

- Natural wood treads with painted wood risers
- Custom-designed and crafted metal railing with wood banister
- Wall-step recessed lighting
- Arteriors chandelier and wall sconces



HALLWAY

- White oak wood floor
- Recessed LED ceiling lights
- Built-in storage shelves and bench
- Arteriors wall sconces



BONUS ROOM

- Size: 19'8" x 14'0"
- French-pattern, wood-look, porcelain tile floor
- Beamed ceiling
- Recessed LED ceiling lights
- 2 Arteriors chandeliers
- Barn sliding doors to hallway
- Wet bar:
 - Custom cabinetry
 - Granite top
 - Smokey-mirror tile wall
 - Stainless bar sink with Brizo faucet
 - SubZero under-counter refrigerator
- Zero-post, corner sliding glass doors to covered balcony (both sides retract into walls)



1333 VISTA DRIVE

BEDROOM 3

- Size: 14'0" x 15'4"
- White oak wood floor
- Custom coffered ceiling
- Recessed LED ceiling lights
- Pendant ceiling light
- Walk-in closet
- Sliding glass doors to covered balcony



ENSUITE BATH 3

- Marble mosaic tile floor
- Recessed LED ceiling lights
- Stainless steel vanity with quartz top and 2 undermount sinks
- Framed oval mirror
- Vanity sconces
- Brizo nickel fixtures
- Walk-in shower with marble tile floor, porcelain tile walls, toiletry alcove and glass enclosure
- Kohler skirted commode
- Exhaust fan



BEDROOM 4

- Size: 15'8" x 14'8"
- White oak wood floor
- Cove ceiling
- Recessed LED ceiling lights
- Ceiling fan with light
- Walk-in closet
- Sliding glass doors to covered balcony



1333 VISTA DRIVE

ENSUITE BATH 4

- Porcelain tile floor
- Recessed LED ceiling lights
- Modern custom vanity with quartz top and single undermount sink
- Brizo nickel fixtures
- Walk-in shower with mosaic tile floor, porcelain tile walls, toiletry alcove and glass enclosure
- Kohler skirted commode
- Exhaust fan



BEDROOM 5

- Size: 16'0" x 13'4"
- White oak wood floor
- Coffered ceiling
- Recessed LED ceiling lights
- Arteriors chandelier
- Walk-in closet
- Sliding glass doors to covered balcony



ENSUITE BATH 5

(also has door to hallway)

- Tile floor
- Recessed LED ceiling lights
- Floating quartz with two undermount sinks
- Full wall mirror
- Wall sconce
- Kohler gold wall faucets



1333 VISTA DRIVE

- Pocket door to commode/shower room
- Walk-in shower with mosaic tile floor, porcelain tile walls, toiletry alcove and glass enclosure
- Kohler skirted commode
- Exhaust fan
- Linen closet



COVERED PORCHES

- First Level:
36'0" x 13'0" and 19'0" x 16'4"
- Second Level:
22'6" x 16'4" and 15'8" x 13'0"
- Chiseled-edge marble tile floor in French pattern
- Stained wood ceilings
- Recessed LED ceiling lights
- Custom metal railings



HEATED POOL/SPA

- Size: 39'0" x 15'4"
- Silver River marble tile pool deck
- Lounge/sitting area in pool with built-in concrete table and stools
- Spa waterfalls to pool
- Salt chlorination system
- Gas water heater



1333 VISTA DRIVE

DOCK

- Low-maintenance, composite decking
- Lifts for 3 boats:
 - 1 single 16,000-lbs. boat lift
 - 1 double 4,500-lbs. boat lift

3-CAR GARAGE

- Size: 49'8" x 23'0"
- Painted concrete floor
- 3 automatic, wood-grain, garage doors
- Access to elevator
- Access to under-house "basement"



Peter G. Laughlin | 941.356.8428
peter.laughlin@premiersir.com
peterglaughlin.com

