

# OH...THE VIEW! LIDO BEACHFRONT CONDO

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**1700 BENJAMIN FRANKLIN DRIVE #12D**



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Oh, the view! Lido Beach condo on the 12th floor with fantastic views of the Gulf of Mexico, Lido Key, Ringling Bridge and Downtown Sarasota. This rarely available northwest corner D unit in Lido Regency has the best views on the island. From the moment you walk into this sky-high condo, you can see blue skies and turquoise waters as far as the eye can see. Step out onto the indoor-outdoor, Gulf-front balcony with windows that slide open from the corner for long-range, unobstructed views of the Gulf, North Lido and Longboat Key. The location can't be beat with the beach in your backyard and lively shopping, dining and nightlife at St. Armands Circle just one mile down the road.

At 1,492 sq. ft., this two bedroom, two bath condo lives large. The open living areas take advantage of the great view and are completely separate from the bedrooms. Luxury features include solid-wood cabinetry, granite countertops, storage/entertainment built-in, security cameras and lots of storage. All windows and sliding glass doors were replaced four years ago with impact windows and doors. The master bedroom features two walk-in closets and sliding glass doors to the balcony. A shared utility room on the floor has an assigned storage locker, as well as washer and dryer.

The first floor community space was recently remodeled and features floor-to-ceiling windows in the lobby, fitness gym and social room. First floor amenities also include shower/changing rooms, outdoor grills and kayak/paddleboard/jet ski storage. The beachside pool area features a newly resurfaced heated pool/spa along with all-new pool furniture. Lido Regency is a fully-funded condominium with an active social lifestyle.

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.

Life is good on the beach!

**Be sure to look at photos of this condo at:**

**[peterglaughlin.com/1700-benjamin-franklin-drive-12d](http://peterglaughlin.com/1700-benjamin-franklin-drive-12d)**

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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
- 1 mile to St. Armands Circle and 4 miles to Downtown Sarasota



### RESIDENCE FEATURES

- 12th floor Gulf-front residence
- 1,492 sq. ft. A/C | 1,617 sq. ft. total
- Solid-wood cabinetry with granite countertops
- 2 private bedrooms with walk-in closets
- New impact windows & sliding doors (2014)
- New A/C & hot water heater (2014)
- Shared utility room on floor has assigned storage locker and washer/dryer





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### FOYER

- Size: 8'2" x 5'7"
- Tile floor
- Storage closet



### KITCHEN

- Size: 11'4" x 10'9"
- Tile floor
- Recessed ceiling lights
- Solid-wood cabinets
- Under-cabinet lighting
- Granite countertops
- Breakfast bar
- Cabinet pantry with storage pullouts
- Maytag appliances:
  - Side-by-side refrigerator/freezer with in-door ice/water dispenser
  - Glass-top range with double ovens
  - Over-range microwave
  - Dishwasher
- Wine refrigerator
- Double sink with pull-down faucet, garbage disposal and under-sink, reverse osmosis, water filtration system



### DINING ROOM

- Size: 18'0" x 9'2"
- Tile floor
- Modern rustic chandelier
- Solid-wood, built-in buffet with granite countertop and glass-inset upper cabinets
- Crown molding



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### GREAT ROOM

- Size: 23'0" x 13'4"
- Tile floor
- Solid-wood, built-in storage/media center with granite counterop
- Crown molding
- Impact sliding glass doors to balcony



### INDOOR/OUTDOOR BALCONY

- Size: 16'1" x 7'11"
- Tile floor
- Ceiling fan with light
- Wrap-around, wall-to-wall, sliding windows that open from the corner to provide unobstructed, wide-open views
- Impact sliding glass doors to great room and master bedroom



### MASTER BEDROOM

- Size: 16'4" x 11'6"
- Carpet
- Crown molding
- 2 walk-in closets
- Impact sliding glass doors to balcony



### ENSUITE MASTER BATH

- Granite tile floor
- Solid-wood vanity with granite top
- Framed mirror with vanity lights
- Bathtub/shower with jetted tub, granite tile walls and glass bypass doors
- Linen closet



## 1700 BENJAMIN FRANKLIN DRIVE #12D

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### BEDROOM 2

- Size: 12'11" x 11'6"
- Carpet
- Crown molding
- Window with beach view
- Walk-in closet



### BATH 2

- Granite tile floor
- Solid-wood vanity with granite top
- Framed mirror with vanity lights
- Walk-in shower with tile floor, granite tile walls and glass door



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