

# LIDO KEY BEACH SIDE CONDO

1700 BENJAMIN FRANKLIN DRIVE #7F



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Lido Beach-side condo with excellent views of Sarasota Bay and Downtown Sarasota. The beach is your back yard, the Ted Sperling Nature Park is out your front door, and Sarasota's nearby cultural amenities invigorate your island lifestyle.

This 981 sq. ft. condo on the 7th floor lives large with an open great room/dining room where wide-open water and city views provide a delightful sense of place. The bedroom suite also enchants you with nice views, and has a spacious walk-in closet and ensuite bath. Nice-to-have features include a walk-in storage closet and guest powder room. 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 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 on Lido Key just one mile to shopping and dining at world-famous St. Armands Circle, and only four miles to Downtown Sarasota. Welcome to island living at an incredible price right on the beach!

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

**[peterglaughlin.com/1700-benjamin-franklin-drive-7f](http://peterglaughlin.com/1700-benjamin-franklin-drive-7f)**

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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

- 981 sq. ft.
- 1 bedroom suite with walk-in closet and ensuite bath
- Powder room
- Walk-in storage closet
- Shared utility room on floor has assigned storage locker and washer/dryer





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### FOYER

- Size: 9'8" x 5'7"
- Tile floor
- 2 storage closets (*one is a walk-in*)

### GREAT ROOM

- Size: 17'10" x 17'10" (irregular)
- Tile floor
- Window with bay/city view



### DINING ROOM

- Size: 9'8" x 8'8"
- Tile floor
- Ceiling fan
- Window with bay/city view



### KITCHEN

- Size: 9'4" x 9'2"
- Tile floor
- Wood cabinets
- White appliances:
  - Glass-top range with oven
  - Over-range microwave
  - Refrigerator/freezer
  - Dishwasher
- Double-bowl, stainless sink



### MASTER BEDROOM

- Size: 13'0" x 12'4"
- Tile floor
- Windows with bay/city view
- Walk-in closet



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### ENSUITE BATH

- Size: 9'5" x 6'11" (irregular)
- Tile floor
- Wood vanity with single sink
- Wall-to-wall mirror with vanity lights
- Bathtub/shower with tile walls



### POWDER ROOM

- Tile floor
- Wood vanity with single sink
- Wall-to-wall mirror with vanity lights





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