

BIRD KEY DEEP-WATER COASTAL PERFECTION

304 BIRD KEY DRIVE



FULFILLING LIFESTYLE DREAMS


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GROUP

304 BIRD KEY DRIVE

Sarasota deep-water bayfront home on Bird Key perfectly positioned between St. Armands Circle and Downtown Sarasota. Expansive walls of glass, spacious terraces and infinity edge pool orient this home to the year-round blue skies, Gulf breezes and spectacular sunsets famously found in Sarasota.

Inspired by its singular waterfront location, you arrive at the front door by crossing an Ipe-wood bridge over a fanciful water feature. Once inside, the water motif expands into panoramic bay views, echoing the natural connection with the home's environment. Classic white oak flooring and coastal hues harmonize with elegant style for tailored yet free-spirited lifestyle.

Built in 2015, the 4,180 sq. ft. residence has four bedrooms with ensuite baths, two half baths, home office and fitness room. Social areas include the living room, high-end kitchen with Wolf/SubZero appliances, open family room/dining room and outdoor terraces. Luxury appointments include solid-wood interior doors with Emtek hardware, unique ceiling details in every room, custom LED lighting, seamless air conditioning, Level 5 walls and ceilings, kiln-dried 18th century barn beams, Calypso coral fireplace and exterior flooring, Amish-built solid-wood cabinetry, retractable exterior screens, TVs in every room, and Elan smart home automation system.

Set on 1/3 acre with 100-ft. bayfront, the rear exterior is further back than adjoining houses for an open feeling when enjoying the outdoors. The 12-ft. deep-water dock with 15,000 lbs. boat lift makes it easy to navigate Sarasota's waterways and estuaries.

Equally enticing indoors and out, this enchanting home exudes comfort without sacrificing architectural intrigue. Coastal with a modern twist, it looks good and feels even better.

Be sure to look at video and photos of this home at:
304BirdKeyDrive.com

304 BIRD KEY DRIVE

LOCATION

- Bird Key
- West-facing rear view of Bay and sunsets
- 12-ft. deep water at dock
- No bridges to Gulf
- Central location:
 - 1.5 miles to St. Armands Circle
 - 2.0 mile to Lido Beach
 - 2.0 miles to Downtown Sarasota
 - 5.2 miles to SRQ International Airport

CONSTRUCTION & DESIGN

- Built in 2015
- Brian Phipps, Architect
- Clyde Alstrom, Bluewater Construction
- Jeff & Joyce Hart, Interior Designers
- Dennis Barth, Landscape Design

EXTERIOR FEATURES

- 15,000 sq. ft. lot (0.34 acre)
- 100 ft. waterfront
- 12-ft. deep water at dock
- Newer seawall (2012) with sheet pilings in front of seawall (2015)
- 15,000-lbs. boat lift
- Ipe Brazilian walnut (one of the hardest woods available) used in all outdoor decking, boat dock, fence and accents
- Rear exterior is further back than adjoining homes (*creates an open feeling when sitting on terraces*)



304 BIRD KEY DRIVE

- Front entry consists of a wood bridge over large water feature
- High-impact windows and doors
- Standing-seam, metal roof with cedar wood soffits
- Cedar wood exterior ceilings
- Calypso coral stone (*from the Dominican Republic*) used in all outdoor terraces, pool deck and walkways
- Pebble stone edging on outdoor walkways
- Infinity-edge pool
- 2-car garage + carport
- Circular drive with gates
- Professionally landscaped with a variety of exotic palms, and flowering trees, shrubs and vines
- Copper outdoor landscape lights
- 2 outside showers (1 by pool, 1 outside master bath)
- Gas fire bowls and fire pit with remote controls

INTERIOR FEATURES

- 4,180 sq. ft. A/C | 6,120 sq. ft. total
- 4 bedrooms, 4 baths, 2 half baths
- 1 bedroom suite accessed via exterior entry
- Solid-wood interior doors
- High ceilings (*minimum 10-ft.*)
- Upgraded door hardware (*Emtek and Rocky Mountain*)
- Unique ceiling details in every room



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- Custom LED lighting
- Seamless, air conditioning at ceiling level
(*no registers*)
- White oak flooring throughout
(*no refinishing needed*)
- Custom, pre-Civil war, kiln-dried, ceiling beams with continuity from exterior to interior
- Calypso coral stone gas fireplace
- Campbell, solid-wood, Amish-built, custom cabinetry
- One-of-a-kind bath vanities from boutique European furniture makers
- Custom Plantation shutters
- Level 5 finish on walls and ceilings

CONVENIENCE FEATURES

- Automated, retractable exterior screens around covered terrace and outside living room sliding glass doors
- Automated shades and screens on west-facing windows and sliding glass doors
- Elevator shaft
- Tankless, gas water heaters with recirculating pumps
- Booster pump on main water supply
- 3-zone air-conditioning system
- 2 pairs of stackable washers/dryers
- AquaSoft, whole-house water treatment system



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- TVs in every room (*convey to buyer*)
- A/V closet
- Lighting system control hub in garage
- Elevated and fenced A/C platform with concealed garbage can storage below

SMART FEATURES

- Elan home automation system with smart-phone/tablet app controls for air conditioning, heating, shades, sprinklers, music and security
- All physical switches are marked
- 4-zone exterior security cameras (can see entire perimeter of home)
- Wired surround sound throughout with individual room controls

ENTRY WATER FEATURE

- Large pool with copper fountains and water spouts
- Ipe wood bridge

COVERED ENTRY

- Size: 21'7" x 7'9" (irregular)
- Calypso coral floor
- Recessed ceiling lights
- Cedar ceiling
- Full-light, custom, double entry doors with transom, Rocky Mountain hardware, and hinge finials that match roof finials



304 BIRD KEY DRIVE

LIVING ROOM

- Size: 21'8" x 18'2"
- White oak floor
- Beamed cathedral ceiling
- Recessed ceiling lights
- Art chandelier
- 2 ceiling fans
- Calypso coral stone, natural gas fireplace
- Sliding glass doors to terrace with automated, retractable screens



KITCHEN

- Size: 19'7" x 10'0"
- White oak floor
- Tin tray ceiling
- Campbell, Amish-built, solid-wood cabinets
- Granite countertops
- Island with pendant lights above
- Large, walk-in, "hidden" pantry with door integrated into cabinetry
- Wolf 6-burner, natural gas range with grill and 2 convection ovens
- Wall hood
- Tile backsplash behind range with pot filler
- Wolf built-in microwave
- Wolf built-in warming drawer under microwave
- SubZero, integrated, side-by-side refrigerator/freezer
- Oversize, stainless, single-bowl sink with pull-down faucet and disposal



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DINING ROOM

- Size: 13'5" x 8'11"
- White oak floor
- Beamed ceiling
- Recessed ceiling lights
- Art chandelier
- Open to kitchen
- Sliding glass doors to terrace



FAMILY ROOM

- Size: 21'4" x 18'0"
- White oak floor
- Beamed ceiling
- Recessed ceiling lights
- Ceiling fan
- Dry bar with solid-wood cabinetry, granite top, SubZero ice maker, SubZero beverage refrigerator and tall SubZero wine refrigerator with temperature control at different levels
- Corner, sliding glass doors with automated retractable screens to terrace and outdoor kitchen



POOL BATH

- Calypso coral tile floor
- 2 full-light, privacy-glass doors – 1 to family room and one to terrace
- Custom, solid-wood, free-standing vanity with mosaic tile top/backsplash
- Copper vessel sink
- Framed mirror
- Vanity sconces
- Open linen storage



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HOME OFFICE

- Size: 10'5" x 10'3"
- White oak floor
- Recessed ceiling lights
- Ceiling fan with light
- Wall-mount TV
- Plantation shutters
- Custom, solid-wood desk, shelves, storage and filing drawers



POWDER ROOM

- White oak floor
- Custom, solid-wood, free-standing vanity with ceramic vessel sink and in-wall faucet
- Wall mirror with vanity sconce



MASTER FOYER

- Size: 15'5" x 7'6" (irregular)
- White oak floor
- Recessed ceiling lights
- 2 walk-in closets with custom wardrobe organizers with granite tops



MASTER BEDROOM

- Size: 21'0" x 14'0"
- White oak floor
- Beamed tray ceiling with shiplap wood inset
- Recessed ceiling lights
- Ceiling fan
- Wall-to-wall windows with full bay views
- Full-light, French doors to terrace



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MASTER BATH

- Size: 19'10" x 13'0"
- Linen porcelain tile floor
- Campbell, Amish-built, solid-wood, his and her vanities with Quartz tops
- Her vanity has make-up station
- Framed vanity mirrors with vanity lights
- Free-standing garden bathtub
- Walk-in shower with pebble floor, corner bench seat, toiletry alcove, rain shower head, regular shower head and glass enclosure with curved edge top
- Sliding glass doors from walk-in shower to private outdoor shower with bay view
- His and her water closets



LAUNDRY

- Size: 12'8" x 6'10"
- Linen porcelain tile floor
- Solid-wood cabinets with Quartz top and tile backsplash
- Oversize, stainless steel sink
- Built-in iron station
- 2 pairs of Samsung, stacking, front-loading washer/dryer



BONUS/MASSAGE/FITNESS ROOM

- Size: 14'10" x 10'7"
- Interlocking rubber tile floor
- Tray ceiling
- Recessed ceiling lights
- Ceiling fan
- Wall-mount TV



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2ND FLOOR BEDROOM 2

- Size: 13'0" x 12'9"
- White oak floor
- Tray ceiling
- Ceiling fan
- Wall-mount TV
- Standard closet with custom wardrobe organizer



ENSUITE BATH 2

- Linen porcelain tile floor
- Free-standing vanity with Quartz top
- Framed mirror
- Vanity lights
- Walk-in shower with pebble floor, linen tile walls, toiletry alcove, glass enclosure and sliding glass doors
- Linen closet



3RD FLOOR BEDROOM 3

- Size: 19'7" x 12'4"
- White oak floor
- Tray ceiling with lattice trim detail
- Recessed ceiling lights
- Ceiling fan
- Full-light French doors to balcony with bay view
- Walk-in closet with custom wardrobe organizer
- Wall-mount TV



304 BIRD KEY DRIVE

ENSUITE BATH 3

- Linen porcelain tile floor
- Solid-wood, double vanity with Quartz top
- 2 oval mirrors
- Vanity lights
- Walk-in shower with pebble floor, linen tile walls, corner bench, glass enclosure and sliding glass door



BEDROOM 4/STUDIO

access from covered front entry

- Size: 10'0" x 12'4"
- Polished concrete floor
- Beamed cathedral ceiling
- Recessed ceiling lights
- Ceiling fan
- Full-light, French doors to Juliette balcony



ENSUITE BATH 4

- Polished concrete floor
- Custom concrete sink
- Framed mirror
- Walk-in shower with pebble floor, linen tile walls, toiletry alcove, glass enclosure and sliding glass door
- Closet with custom wardrobe organizer



2-CAR GARAGE

- Size: 23'8" x 22'0"
- Speckled epoxy painted concrete floor
- 2 garage doors (louvered wood-look exterior)
- Storage closet (elevator shaft)



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1-CART CARPORT

- Pergola cover with climbing vine

COVERED TERRACE

- Size: 20'6" x 12'6"
- Calypso coral stone floor
- Cedar ceiling
- Ceiling fan
- Built-in TV
- Outdoor kitchen cabinet with granite top
- Black pebble backsplash with stainless trim
- Alfresco grill with vent hood
- Uline outdoor beverage refrigerator
- Sliding glass doors to family room
- Automated, retractable screen enclosure
- Access to pool bath



OPEN TERRACE

- Size: 20'0" x 12'6"
- Calypso coral stone floor
- Semi-open pergola cover
- 2 wall-mount fans
- Gas fire pit with remote controls



HEATED POOL/SPA

- Size: 26'10" x 15'7"
- Infinity edge
- Self cleaning
- Auto fill
- Electric heat pump with gas backup
- In-ground, elevated spa at terrace level



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POOL DECK

- Calypso coral stone floor
- Outdoor step lights
- Gas fire bowls with remote controls
- Outside shower
- Outdoor speakers with buried sub-woofer



DOCK

- Ipe wood decking
- Copper caps on pilings
- Water and electric
- Fish cleaning station
- 12-ft. deep water
- 15,000-lbs. boat lift
- Permanent bumpers on pilings for guest boats
- Retractable ladder to water



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