

SUN, SEA & FABULOUS SUNSETS!

1700 BENJAMIN FRANKLIN DRIVE #2F





FULFILLING LIFESTYLE DREAMS


Peter G. Laughlin
GROUP

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Gulf front condo close to everything that makes Sarasota one of the best places to live, visit and retire -- sand, sea, sunsets, nightlife, shopping and dining. Enjoy your Sarasota lifestyle in a resort environment with beachside pool and direct access to the white sand beach.

This Lido Beach condo was completely remodeled in 2014 with high-end upgrades including A/C, water heater, electric, plumbing, PGT impact windows, Jenn Air floating glass appliances, copper sinks, solid-wood cabinetry, granite countertops, and matching hardware, fixtures and switch plates in oil-rubbed bronze. Feature sheet available with room by room details. At 981 sq. ft., this 1BR/1.5BA residence lives large with an open living/kitchen/dining area. The bedroom suite has a spacious ensuite bath and walk-in closet. Nice-to-have features include a large walk-in storage closet and half bath for guests. A shared utility room on the floor has 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 world-famous St. Armands Circle, and only four miles to Downtown Sarasota.

**Be sure to look at Video and Photos of this beach-side condo at:
PeterGLaughlin.com/1700-Ben-Franklin-2F**

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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 ensuite bath and walk-in closet
- Powder room
- Walk-in storage closet



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- Remodeled in 2014:
 - A/C
 - Water heater
 - Tilt-in impact windows
 - Pocketed Plantation shutters
 - Electrical + panel
 - Single shut-off water valve
 - Completely remodeled kitchen and baths
- Newer wood-look plank tile flooring
- Crown molding and 5.25" baseboards
- PGT impact windows with pocketed Plantation shutters
- Oil-rubbed bronze hardware, fixtures and light switches throughout
- Solid-wood cabinetry with soft-close drawers
- Granite countertops
- Kohler one-piece commodes
- Minka Aire ceiling fans
- Shared utility room on floor has assigned storage locker and washer/dryer

FOYER

- Size: 8'0" x 5'8"
- Wood-look plank tile floor

ENTRY HALLWAY

- Wood-look plank tile floor
- Solid-wood built-in for storage and pantry with interior slide-out drawers
- Large walk-in storage closet



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GREAT ROOM

- Size: 15'0" x 14'6"
- Wood-look plank tile floor
- Minka Aire ceiling fan



KITCHEN

- Size: 10'0" x 10'0"
- Wood-look plank tile floor
- Solid-wood cabinetry with granite countertops and soft-close drawers
- Eat-in island with built-in storage
- JennAir black floating glass appliances:
 - Glass top range with convection oven
 - Over-range microwave
 - Dishwasher
 - French-door refrigerator with bottom freezer
- Oversize, single-bowl, hammered copper sink with pull-out faucet
- Rotating dual ceiling fan



DINING ROOM

- Size: 9'0" x 8'0"
- Wood-look plank tile floor
- 3-pendant chandelier

POWDER ROOM

- Tile floor
- Tile half wall



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- Solid-wood vanity with granite top
- Copper sink
- Mosaic tile accent wall over vanity
- Wall mirror and pendant lights over vanity
- Kohler one-piece commode

MASTER BEDROOM

- Size: 13'0" x 12'2"
- Wood-look plank tile floor
- Minka Aire ceiling fan with light

ENSUITE MASTER BATH

- Size: 12'4" x 5'3"
- Tile floor
- Tile half wall
- Solid-wood vanity with granite top
- Hammered copper sink
- Mosaic tile accent wall over vanity
- Wall mirror
- Vanity sconces
- Linen cabinet
- Walk-in shower with tile floor/walls and glass enclosure
- Kohler one-piece commode



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Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified.