

LIDO BEACH CONDO

1700 BENJAMIN FRANKLIN DRIVE #7G



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Lido Beach condo with big 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 enhance your island lifestyle. Here is why you choose to live in Sarasota.

This 1,382 sq. ft. condo on the 7th floor lives large with an open floorplan, stylish kitchen, two private bedroom retreats and brand new A/C. Every room has a water view and beams with the relaxed ambiance of a tropical paradise. The open great room/dining room has sliding glass doors that lead to the Florida room where you can enjoy the scenic water and city views. Both bedrooms also have nice views and feature spacious walk-in closets. 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. Life is good on the beach!

Be sure to look at photos of this condo at:
peterglaughlin.com/1700-benjamin-franklin-drive-7g

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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

- Fully remodeled in 2014
- Brand new A/C (September 2020)
- Contemporary, open floorplan
- 1,382 sq. ft.
- 2 private bedroom suites with walk-in closets and ensuite baths
- Shared utility room on floor has assigned storage locker and washer/dryer



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FOYER

- Size: 7'5" x 4'2"
- Tile floor
- Storage closet

GREAT ROOM

- Size: 16'5" x 16'6"
- Tile floor
- Ceiling fan with light
- Crown molding
- Sliding glass doors to enclosed Florida room

KITCHEN

- Size: 14'4" x 8'9"
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- Shaker cabinets
- Under-cabinet lighting
- Granite countertops
- Tile backsplash
- Eat-in counter open to great room
- Appliances:
 - Samsung stainless slide-in range with glass cooktop and convection oven
 - Samsung over-range microwave
 - Whirlpool dishwasher
 - Whirlpool refrigerator with bottom freezer
 - NewAir beverage/wine center
- Stainless, oversize single-bowl sink with pull-out faucet
- Cabinet pantry



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DINING ROOM

- Size: 10'0" x 10'0"
- Tile floor
- Chandelier
- Beadboard accent half-wall



FLORIDA ROOM

- Size: 16'0" x 7'9"
- Tile floor
- Ceiling fan with lights
- Wrap-around, functioning, slider windows with sun shades
- View of nature preserve, Sarasota Bay and Downtown Sarasota
- Sliding glass doors to great room and master bedroom



MASTER BEDROOM

- Size: 15'8" x 11'11"
- Carpet
- Ceiling fan with light
- Crown molding
- Window with sun shade and bay view
- Sliding glass door to Florida room
- Walk-in closet



ENSUITE MASTER BATH

- Size: 8'9" x 5'0"
- Tile floor
- Tile half-wall
- Vanity with granite top
- Wall-to-wall mirror with vanity lights



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- Bathtub/shower with tile walls, 2 toiletry shelves, shower head and hand-held shower spary

BEDROOM 2

- Size: 12'8" x 10'9"
- Carpet
- Ceiling fan with light
- Crown molding
- Window with sun shade and bay view
- Walk-in closet



BATH 2

- Tile floor
- Tile half-wall
- Vanity with granite top
- Wall-to-wall mirror with vanity lights
- Walk-in shower with tile floor/walls, 2 toiletry shelves, shower head and hand-held shower spray



Nancy Endara | 941.323.1700
nancy.endara@premiersir.com
PeterGLaughlin.com