

# NORTH SIESTA KEY TOWNHOME IN BOATING COMMUNITY

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**3901 HAMILTON CLUB CIRCLE**



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FULFILLING LIFESTYLE DREAMS

  
Peter G. Laughlin  
GROUP

## 3901 HAMILTON CLUB CIRCLE

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Carefree boating community on Siesta Key with deeded boat dock on the Intracoastal Waterway. Laid back island living just 2 miles from Siesta Beach -- the #1 beach in the world, and only 2 miles to mainland amenities and 4 miles to Downtown Sarasota.

This free-standing townhouse offers a cool and relaxing retreat that complements the easy access to year-round sun and fun. The home comes turnkey furnished, so you can start enjoying island living right away. Three levels, easily accessible via elevator, provide ample space for gathering together and private alone time. The central great room has two-story ceiling, wood-burning fireplace, wet bar, and opens to a screened-in balcony. It flows right into the high-end kitchen with solid-wood cabinets, granite countertops, eat-in counter and Wolf/SubZero appliances. Two additional living spaces include the den/bedroom on the main level and loft office on the upper level. The spacious and restful master suite features a seating area with built-in bookcase and an elegant ensuite bath complete with Jacuzzi jetted bathtub and walk-in shower surrounded by travertine stone. There are two additional bedroom suites with full baths. On the ground level, a non-conforming bonus room spans the width of the home. A split garage has room for two cars and includes storage galore for outdoor toys.

Hamilton Club is a well-maintained boating community of 18 homes with heated swimming pool, tennis/pickleball court and picturesque landscaping. It is located on the north end of Siesta Key between the Gulf of Mexico and Roberts Bay. A deeded boat dock on Coconut Bayou provides easy access to Sarasota's waterways for outstanding fishing, cruising and enjoying Florida's Nature Coast. Detailed feature sheet, video and 3D walkthrough available.

**Be sure to look at video and photos of this home at:  
[PeterGLaughlin.com/3901-hamilton-club-circle](http://PeterGLaughlin.com/3901-hamilton-club-circle)**



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### LOCATION

- Hamilton Club gated community on North Siesta Key
- 18 maintenance-free townhomes
- Deeded boat dock
- Heated swimming pool
- Tennis/pickleball court
- Convenient location:
  - 1.4 miles to Siesta Village
  - 2 miles to Siesta Beach
  - 2.2 miles to Publix and the Shops at Siesta Row
  - 2.8 miles to Morton's Market and Southside Village
  - 3 miles to Sarasota Memorial Hospital
  - 4 miles to Downtown Sarasota

### RESIDENCE FEATURES

- 2,798 sq. ft. A/C | 4,527 sq. ft. total
- 3 bedrooms + den/bedroom
- 3 baths + 1 half bath
- High ceilings
- Elevator
- Free-standing townhome with the feel and privacy of a single family home
- Deeded dock "O"



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## MAIN FLOOR

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### FOYER

- Size: 7'10" x 6'0"
- Tile floor with mosaic medallion
- Solid front door with leaded-glass sidelights
- Recessed ceiling lights



### DINING ROOM

- Size: 11'0" x 10'0"
- Wood floor
- Crown molding
- Chandelier



### KITCHEN

- Size: 21'6" x 11'0"
- Tile floor
- Tray ceiling with uplighting
- Recessed ceiling lights
- Solid wood cabinets with under-cabinet lighting
- Eat-in counter with pendant lights
- Desk area
- Appliance garage
- Granite countertops
- Tile backsplash
- Appliances:
  - Wolf 6-burner gas cooktop
  - Vent with integrated hood
  - Wolf built-in convection oven



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- Wolf built-in microwave
- SubZero integrated refrigerator with bottom freezer drawer
- Bosch integrated dishwasher
- Stainless sink with pullout faucet and garbage disposal
- Under sink water filter
- Cabinet pantry with pullout drawers
- Pullout trash cabinet



### GREAT ROOM

- Size: 18'0" x 16'6" (irregular)
- Wood floor
- 19'8" ceiling
- Recessed ceiling lights
- Double fan
- Wood-burning fireplace with travertine surround
- Wet bar:
  - Solid wood cabinets
  - Granite countertop
  - Vessel sink
  - SubZero beverage refrigerator
- Sliding glass doors to screened-in balcony



### DEN/BEDROOM

- Size: 14'4" x 13'0"
- Wood floor
- Built-in glass shelves
- Storage closets
- Sliding glass doors to screened-in balcony





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### BALCONY

- Screened-in
- Wood deck
- Recessed ceiling lights
- 2 ceiling fans
- Metal spiral staircase to ground level



### GUEST BEDROOM SUITE

- Size: 15'0" x 10'11" (irregular)
- Carpet
- Crown molding



### ENSUITE GUEST BATH

- Tile floor
- Single vanity with tile top
- Mirror with vanity lights
- Medicine cabinet
- Bathtub/shower with tile walls
- Toto commode



### POWDER ROOM

- Tile floor
- Pedestal sink
- Mirror with sconces
- Toto commode



### STAIRS

- Wood treads with travertine tile risers

### ELEVATOR

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- Services all levels

### 3RD FLOOR

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#### LOFT

- Size: 15'0" x 9'4" (irregular)
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Built-in desk with upper storage cabinets



#### MASTER BEDROOM

- Size: 17'11" x 17'3"
- Carpet
- Recessed ceiling lights
- Crown molding
- Ceiling fan
- Built-in bookcase



#### MASTER HALLWAY

- Linen closet
- Storage closet
- Standard closet with wardrobe organizer and mirrored bypass doors
- Walk-in closet with wardrobe organizer; this closet is a safe room



#### ENSUITE MASTER BATH

- Size: 15'10" x 13'0" (irregular)
- Travertine tile floor
- Recessed ceiling lights
- Floating double vanity with travertine top



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- Framed mirrors and vanity lights
- Built-in storage between vanities
- Jacuzzi jetted bathtub with travertine tile surround
- Walk-in shower with travertine tile floor/walls, corner seat, 2 toiletry shelves and glass enclosure
- Regular shower head and hand-held spray
- Water closet with Toto commode



### BEDROOM 3

- Size: 13'7" x 11'3"
- Carpet
- Built-in bookcase
- 2 standard closets



### ENSUITE BATH 3

- Size: 10'3" x 4'11"
- Tile floor
- Single vanity
- Wall-to-wall mirror with vanity lights
- Medicine cabinet
- Bathtub/shower with tile walls
- Toto commode



### LAUNDRY

- Size: 9'9" x 5'1"
- Tile floor
- Lower cabinets with utility sink
- Upper cabinets over washer & dryer



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- Built-in ironing center

## GROUND FLOOR

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### BONUS ROOM

*(non-conforming)*

- Size: 32'7" x 21'0" (irregular)
- Tile floor
- Recessed ceiling lights
- Wall sconces
- Sliding glass doors to covered patio

### COVERED PATIO

- Concrete floor
- Under wood decking of balcony

### GARAGE 1

*(garages are connected via short hallway)*

- Size: 15'0" x 25'0"
- Epoxy coated concrete floor
- Automatic garage door
- 2 storage closets
- Under stairs storage

### GARAGE 2

- Size: 10'3" x 21'0"
- Epoxy coated concrete floor
- Automatic garage door
- Small workbench

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Personal property does not convey. 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.

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