

THE RITZ-CARLTON BEACH RESIDENCES

1800 BENJAMIN FRANKLIN DRIVE #809



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Located inside the Ritz-Carlton Beach Residences on the shore of the turquoise waters and white sands of Sarasota's Lido Beach, this sophisticated residence comes with wide-open bay views and unrivaled location. Just one mile to St. Armands Circle and three miles to Downtown Sarasota. Beach, sunsets, shopping, dining, nightlife and the arts -- love the Sarasota lifestyle!

Eclectic finesse, haute design and a touch of whimsy define this 3,352 sq. ft. residence where a tasteful mix of textures, colors, shapes and light invite boundless being. Every detail is a delight -- architectural angles and curves, rough-hewn granite, solid teak, assorted metal finishes, Murano glass, geometric molding, cove lighting, and chic wallpaper patterns invoke the timeless appeal of a rare masterpiece. From this superior vantage point, floor-to-ceiling glass doors and glass terrace railings foster the feeling of floating above the tropical paradise. This split-plan residence features a deluxe master suite, private guest suite, bonus room and additional full bath. Between the suites, a large open living area has high ceilings, grand room, dining room and high-end kitchen with Dacor/SubZero appliances, center island, eat-in counter, walk-in pantry and butler's pantry with full-size wine refrigerator. The master suite is the piece de resistance with an incredible 143 sq. ft. dressing room surrounded by solid-wood built-in drawers, shelves and armoires, plus center island with glass look-inside top.

Owners of this exquisite residence have two garage parking spaces, and enjoy unlimited access to Ritz-Carlton amenities including heated pool/spa, outdoor grills, 16-seat theater, fitness center, men's and women's locker rooms with saunas, game room, board room, two guest suites, and social room with catering kitchen. Other amenities include gated entrance with full-time attendant, bicycle/kayak storage, beach access, and on-property management. Owners are eligible for membership to the Ritz-Carlton Members Club with choice of Beach Club, Golf Club, and Spa.

Come live in comfort, happiness, imagination and class. Request a feature sheet to see a detailed list of amenities. Video and 3D Home Tour available.

Be sure to look at photos, video and 3D Virtual Tour of this condo at:
1300BenFranklin.com

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RITZ-CARLTON BEACH RESIDENCES

- Lido Beach condominium
- Private, gated entrance with full-time attendant
- Controlled-access parking garage
- On-property manager
- Two guest suites for the exclusive use of guests of in-house residents
- 16-seat tiered theater with surround sound
- Fitness center
- Men's and women's locker rooms with saunas
- Game room with billiard/ping pong
- Board room
- Massage room
- Social room with catering kitchen
- Heated pool and spa
- Two outdoor grills
- Car wash station
- Bicycle/kayak storage
- Climate-controlled storage locker
- Beach access
- 1 mile to St. Armands Circle
- 3 miles to Downtown Sarasota

RESIDENCE FEATURES

- North tower
- 8th floor residence with full bay and preserve views
- 3,352 sq. ft. A/C | 3,878 sq. ft. total
- High ceilings
- Granite and solid teak flooring
- Solid-wood cabinetry with granite countertops
- 2 luxurious bedrooms suites
- High-end kitchen



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- 44-ft. covered balcony with glass railing with full bay view and partial Gulf view
- In-unit laundry room
- Private elevator access
- 2 service entries
- 2 parking spaces: #140 & #142
- A/C storage locker on 3rd floor: #809

FOYER

- Size: 12'0" x 9'4" (irregular)
- Granite tile floor
- Chandelier
- Wall sconces
- Private elevator access
- Service hallway access



GRAND ROOM

- Size: 24'9" x 14'6" (irregular)
- Granite tile floor with teak inlays
- Recessed ceiling lights
- Geometric ceiling molding
- Cove lighting
- Gas fireplace with stainless steel surround and built-in shelves
- Sliding glass doors to balcony



DINING ROOM

- Size: 12'3" x 12'7" (irregular)
- Granite tile floor with teak inlays
- Murano glass chandelier
- Cove lighting
- Geometric ceiling molding



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WET BAR

- Stainless steel cabinetry with textured glass countertop and circular eat-in counter
- Bar sink
- Glass shelving
- 2 SubZero refrigerated drawers
- Ice maker



KITCHEN

- Size: 25'0" x 15'7" (irregular)
- Granite tile floor with teak inlays
- Recessed ceiling lights
- Solid wood cabinets
- Under-cabinet lighting
- Granite countertops
- Large center island with 2 SubZero refrigerated drawers, shelves and storage cabinets
- Eat-in counter with textured stainless finish on supporting wall
- Stainless 5-burner gas cooktop
- Integrated hood/vent
- Dacor double wall ovens (one convection) + warming drawer
- Built-in microwave
- SubZero PRO refrigerator/freezer with glass door
- Integrated dishwasher
- Stainless double-bowl sink with bullnose edge, pull-out faucet and disposal
- Large walk-in pantry



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BUTLER'S PANTRY

- Solid-wood cabinets with granite top and glass-panel doors
- SubZero full-size wine refrigerator

STUDY/DEN/MEDIA ROOM

- Size: 15'4" x 14'4" (irregular)
- Solid teak floor
- Recessed ceiling lights
- Entertainment built-in

GUEST BATH

- Granite tile floor
- Granite shelf vanity with textured glass vessel sink
- Walk-in shower with tile floor/walls and glass toiletry shelves
- Kohler 1-piece commode

LAUNDRY ROOM

- Size: 7'10" x 7'2"
- Granite tile floor
- Recessed ceiling lights
- Tile walls
- Solid-wood cabinets
- Stainless steel sink
- Ironing center
- Washer and dryer
- Access to service hallway



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MASTER BEDROOM

- Size: 20'0" x 14'11" (irregular)
- Solid teak floor
- Recessed ceiling lights
- Sliding glass doors to balcony with Bay view



MASTER HALLWAY

- Built-in wardrobe cabinet shelves and drawers

MASTER WALK-IN CLOSET

- Size: 13'2" x 10'10"
- Solid teak floor
- Recessed ceiling lights
- Chandelier
- Solid-wood wardrobe cabinetry
- Center island with drawers and glass top



MASTER BATH

- Size: 20'0" x 16'2" (irregular)
- Tile floor
- Round recessed ceiling with chandelier
- Recessed ceiling lights
- His and her solid-wood vanities with granite countertops
- Wall-to-wall-to-ceiling vanity mirrors with vanity lights
- Jetted bathtub with granite tile surround
- Walk-in shower with tile wall/floors, bench seat, toiletry alcove, shower head and adjustable shower spray
- Private water closet with 1-piece commode and bidet



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GUEST BEDROOM

- Size: 21'2" x 14'0"
- Solid teak floor
- Recessed ceiling light
- Built-in wardrobe armoires
- Linen closet
- Sliding glass doors to balcony with bay view



GUEST BATH

- Polished stone floor
- Recessed ceiling lights
- Solid-wood vanity with stone top
- Framed vanity mirror
- Vanity sconces
- Walk-in shower with polished stone floor/walls, built-in bench and toiletry alcove



COVERED BALCONY

- Size: 44'0" x 13'7" (irregular)
- Tile floor
- Glass railing
- Full bay and preserve views
- Partial Gulf view
- Sliding glass doors to grand room, master suite and guest suite



Peter G. Laughlin | 941.356.8428
peter.laughlin@premiersir.com
PeterGLaughlin.com

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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