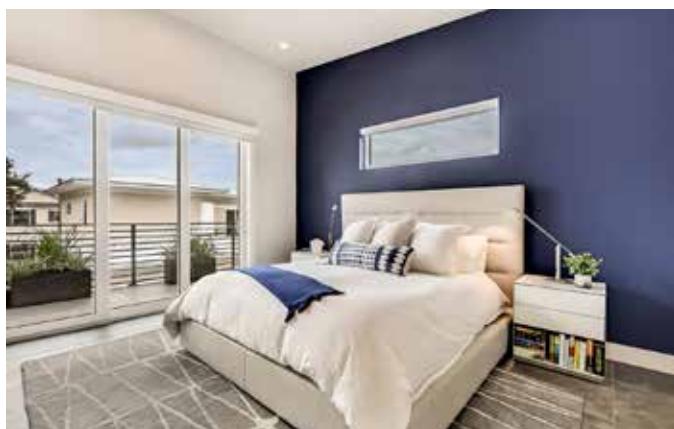


DOWNTOWN MODERN IN HISTORIC LAUREL PARK

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Chic modern retreat in Downtown Sarasota's historic Laurel Park. Excellent location close to everything that makes Sarasota one of the best places to live and visit -- the Bayfront, beaches, airport, dining, shopping and the arts.

Nearly new 2018 custom home with bold, angular design and artistic finishes for a simply inspiring lifestyle. Every detail was carefully selected and expertly installed: 8-ft. solid-core modern doors, square-trimmed LED recessed ceiling lights, modern light fixtures, minkaAire ceiling fans, legrand Adorne screw-less switches and outlets, floating steel staircase with cable railing, textured tile accent walls, streamlined fireplace, imported Italian cabinetry, floating vanities with trough and ramp sinks, Grohe faucets and Duravit commodes with soft-close lids. Mindful of energy efficiencies, the home is fitted with foam insulated ceilings, tankless gas water heater, PGT low-e impact windows and doors, high-efficiency A/C system, insulated and sealed ducts, all LED light bulbs and Nest learning thermostats. Plus, parking is not an issue with a two-car garage and two additional outdoor parking spaces next to the residence.

Offering 2,948 sq. ft. of living space, this residence comes with 4 spacious bedrooms, two with private balconies and ensuite baths, and two sharing a Jack-n-Jill bath. The sleeping quarters are upstairs, and quietly separated from the downstairs living spaces which include a large living room with fireplace, dining room, study/office and high-end kitchen. The living areas flow to a private backyard courtyard with heated pool, built-in grill/smoker and spacious patio. The kitchen features an oversized center island with eat-in counter, full-size refrigerator and freezer, copious storage and professional Thermador appliances. An extra counter acts as buffet or butler's pantry and includes a 42-bottle built-in wine cooler.

Historic Laurel Park is a wonderful walkable neighborhood within one mile of two grocery stores, Bayfront Park, Sarasota Recreational Trail, city marina, Farmers Market, shopping, dining and a variety of yoga/fitness studios. Come make this modern downtown haven home!

**Be sure to look at photos, video and 3D virtual tour of this home at:
1816HawkinsCourt.com**

Turnkey package optional.

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DOWNTOWN SARASOTA LIFESTYLE

- Live-work-play city oasis
- Walk to downtown shopping, dining, Farmers' Market, yoga and fitness studios
- Walking distance to Bayfront Park amenities:
 - Waterfront park
 - Walk/bike trails
 - Freedom Boat Club
 - O'Leary's Tiki Bar
- Walking distance to Marina Jacks:
 - City marina
 - Deep harbor dockage
 - Waterfront dining
 - Boat rentals
 - Patio lounge
- 1 mile to Publix and Whole Foods



HISTORIC LAUREL PARK

- Prime downtown Sarasota location
- National Historic District
- Quiet neighborhood
- Diverse mix of professionals, families, artisans and retirees
- Easy access to surrounding restaurants and shops



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EXTERIOR

- 5,588 sq. ft. / 0.13 acre
- Modern design
- 26 gauge Galvalume roof
- Shellstone paver exterior hardscape
- Heated swimming pool
- Outdoor kitchen with grill/smoker
- Outdoor shower
- Fenced and gated backyard
- Low-maintenance landscape
- 4 parking spaces:
 - 2-car garage
 - 2 exterior parking spaces



INTERIOR

- 2,948 sq. ft. A/C | 3,894 sq. ft. total
- 4 bedrooms, 3.5 baths
- 10'6" ceilings
- Square recessed ceiling lights and modern light fixtures
- 8-ft. solid-core doors
- Sleek modern roller shades
- Textured tile accent walls
- Laundry room
- 2-zone A/C system
- Imported Italian cabinetry throughout with soft-close doors and drawers
- Thermador professional kitchen appliances
- *Turnkey package optional*



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CONVENIENCE/ENERGY FEATURES

- LED lights throughout
- New A/C (October 2020)
- PGT impact vinyl windows and sliding glass doors
- WiFi thermostat
- WiFi garage door opener
- WiFi outdoor grill
- Ring doorbell
- WiFi outdoor lights
- Ethanol fireplace
- Tankless gas water heater
- TECO natural gas
- Open cell foam insulated ceilings
- Insulated air conditioning ducts with sealed duct joints
- Insulated Low-E windows with sun shades
- MERV-rated air conditioning filter



FIRST FLOOR

COVERED ENTRY

- Size: 14'2" x 5'6" + 6'8" x 5'2" (L shape)
- Shellstone pavers
- LED recessed ceiling light
- Dimensional tile accent walls

FOYER

- Size: 8'9" x 6'3"
- Tile floor
- Chandelier
- Entry door with 5 glass panels

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LIVING ROOM

- Size: 17'0" x 14'6"
- Tile floor
- LED recessed ceiling lights
- Ceiling fan
- Streamlined ethanol fireplace
- Textured wave accent wall with TV wall-mount bracket



DINING ROOM

- Size: 13' x 10'6"
- Tile floor
- LED recessed ceiling lights
- Chandelier



KITCHEN

- Size: 18'3" x 17'10"
- Tile floor
- LED recessed ceiling lights
- Italian cabinetry with soft-close drawers and doors
- Quartz countertops
- Textured tile backsplash
- Pull-out cabinet pantry
- Oversize center island with 2 modern chandeliers above
- Eat-in counter with storage cabinets below
- Oversize stainless undermount sink with Grohe Eurocube pull out faucet, soap dispenser and disposal



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- Thermador Professional stainless appliances:
 - 6-burner gas cooktop
 - Chimney wall-mount hood/vent
 - Built-in double convection ovens
 - Built-in slide-out microwave
 - 30-in. built-in column refrigerator
 - 30-in. built-in column freezer
 - Dishwasher
- Avallon built-in wine cooler



STUDY/OFFICE

- Size: 11'10" x 9'6"
- Tile floor
- LED recessed ceiling lights
- Ceiling fan



POWDER ROOM

- Tile floor
- Floating vanity with glass tile backsplash
- Vanity mirror and pendant lights
- Textured wave tile accent wall
- Duravit commode with soft-close lid



STAIRS

- Floating metal stairs with metal cable railing (first flight to landing)
- Modern globe chandelier at landing
- Large under-stairs storage



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SECOND FLOOR

MASTER BEDROOM

- Size: 14'10" x 13'5"
- Tile floor
- LED recessed ceiling lights
- Ceiling fan
- His and her walk-in closets with wardrobe organizing systems
- Sliding glass door to balcony with pool view
- Private balcony 26'0" x 7'0"



ENSUITE MASTER BATH

- 12'6" x 11'7"
- Tile floor
- LED recessed ceiling lights
- Floating double vanity with trough sinktop and glass tile backsplash
- Vanity mirror and vanity lights
- Deep medicine cabinet with interior electrical outlet
- Walk-in shower with tile floor/walls, toiletry alcove, rain shower head, adjustable shower spray
- Private water closet
- Duravit commode with electronic personal wash/comfort controls and soft-close lid



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BEDROOM 2

- Size: 12'2" x 11'0"
- Tile floor
- LED recessed ceiling lights
- Ceiling fan
- Sliding glass doors to private balcony
- Private balcony 14'7" x 12'6"



ENSUITE BATH 2

- Tile floor
- LED recessed ceiling light
- Floating vanity with integrated sink top
- Vanity mirror and vanity light
- Walk-in shower with tile floor/walls, toiletry alcove and glass enclosure
- Duravit commode with soft-close lid



BEDROOM 3

- Size: 12'9" x 12'9"
- Carpet
- LED recessed ceiling lights
- Ceiling fan
- Walk-in closet



BEDROOM 4

- Size: 12'11" x 12'6"
- Carpet
- LED recessed ceiling lights
- Ceiling fan
- Walk-in closet



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JACK & JILL BATH 3

- Tile floor
- LED recessed ceiling lights
- Floating single vanity with ramp sink
- Vanity mirror and vanity light
- Free-standing soaking bathtub with tile accent walls surrounding it
- Walk-in shower with tile floor/walls, toiletry alcove and glass enclosure
- Duravit commode with soft-close lid



LAUNDRY

- Size: 6'11" x 5'9"
- Tile floor
- Italian cabinetry with sink
- Whirlpool front-loading washer and dryer



EXTERIOR

2-CAR GARAGE

- Size: 21'0" x 18'8"
- Speckled industrial-grade polyurea floor coating system with lifetime warranty
- 12'5" ceiling
- Overhead storage racks
- Gladiator wall organization system
- Kayak storage pulleys
- High-impact automatic garage door
- WiFi Garage door opener
- 2 additional outdoor parking spaces



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HEATED POOL

- Size: 25'0" x 11'0"
- LED lights
- PebbleTec tahoe blue pool surface
- Natural gas heater
- Outdoor shower



OUTDOOR KITCHEN

- Memphis grill/smoker with WiFi controls
- Concrete base with leathered granite top



Peter G. Laughlin | 941.356.8428

peter.laughlin@premiersir.com

PeterGLaughlin.com

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