

# CONTEMPORARY URBAN LIFESTYLE IN DOWNTOWN SARASOTA

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## 1826 HAWKINS COURT



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FULFILLING LIFESTYLE DREAMS

  
Peter G. Laughlin  
GROUP

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Nearly new and tastefully turnkey furnished in fashionable, walkable Laurel Park. Cottage Walk is a maintenance-free neighborhood in the heart of Downtown Sarasota where every day feels like a staycation -- walk to a variety of five-star restaurants, walk/jog/cycle over the iconic Ringling Bridge, get salty with membership in Freedom Boat Club, train in a boutique fitness studio, relax in a body spa, or simply enjoy the pleasure of living in an easy-care luxury home.

This two-story residence lives large with 1,945 sq. ft., 3 bedrooms, 2.5 baths, living room, dining room and ample kitchen. This home is being sold turnkey furnished – all items were purchased new in late 2018 to perfectly fit the spaces in the home. High-end finishes include engineered hardwood floors, 10-ft. ceilings, solid-wood cabinetry, quartz countertops, high-impact windows, Plantation shutters, and open outdoor patio. The generous kitchen features an eat-in counter, stainless steel appliances and plenty of counter space for prepping and cooking. The master suite has his and her walk-in closets with a center dressing island in hers. The ensuite master bath has two vanities, walk-in shower and water closet. The other two bedroom share a Jack-and-Jill-style bath. Outdoors, an open patio features a slatted fence for cross breeze ventilation.

Historic Laurel Park is a wonderful walkable neighborhood within one mile of two grocery stores, Bayfront Park, Sarasota Recreational Trail, city marina, Farmers Market, shops, restaurants and a variety of yoga/fitness/spa studios. Maximize carefree living with contemporary cottage style in this quaint downtown location. Welcome home to your best Sarasota lifestyle!

**Be sure to look at video and photos of this home at:**

**[1826HawkinsCourt.com](http://1826HawkinsCourt.com)**



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## DOWNTOWN SARASOTA LIFESTYLE

- Historic Laurel Park
- Walk to downtown shops, restaurants, 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

- Cottage Walk neighborhood in prime downtown Sarasota location
- National Historic District
- Truly walkable neighborhood
- Diverse mix of professionals, families, artisans and retirees
- Easy access to surrounding restaurants and shops

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## EXTERIOR

- 2,147 sq. ft. / 0.05 acre
- Contemporary cottage style
- Tankless gas water heater
- High-impact windows
- Hurricane shutters for entry door and door to patio
- “Ring” doorbell
- Gutters and downspouts
- Low-maintenance landscape



## INTERIOR

- 1,945 sq. ft. A/C | 2,264 sq. ft. total
- 3 bedrooms, 2.5 baths
- Turnkey furnished – all items purchased new in late 2018 specifically to fit the spaces in this home
- 10'0" ceilings
- Engineered hardwood floors throughout
- Crown molding
- Plantation shutters throughout
- Laundry room on second floor
- Solid-wood cabinetry throughout
- Quartz countertops
- GE Profile stainless kitchen appliances
- WiFi thermostat
- Alarm system with app



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## FIRST FLOOR

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### FOYER

- Size: 14'4" x 8'3"
- Engineered hardwood floor
- Small chandelier
- Built-in shelves built into wall



### LIVING ROOM

- Size: 13'3" x 13'0"
- Engineered hardwood floor
- Recessed ceiling lights
- Ceiling fan
- Access to under-stairs storage



### KITCHEN

- Size: 15'6" x 12'2"
- Engineered hardwood floor
- Recessed ceiling lights
- Solid-wood cabinets with soft-close drawers
- Quartz countertops
- GE Profile stainless appliances:
  - Gas 4-burner + grill range
  - Convection oven
  - Built-in microwave
  - French-door refrigerator with bottom freezer drawer
  - Dishwasher
- Broan wall hood/vent
- Wine refrigerator
- Oversize sink with pull-down faucet and disposal
- Eat-in island
- Walk-in pantry





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## DINING ROOM

- Size: 15'5" x 8'3"
- Engineered hardwood floor
- Recessed ceiling lights



## POWDER ROOM

- Engineered hardwood floor
- Solid-wood vanity with quartz top
- Vanity mirror and vanity lights

## SECOND FLOOR

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### MASTER BEDROOM

- Size: 15'4" x 14'2"
- Engineered hardwood floor
- Cathedral ceiling
- Ceiling fan with light
- His and her walk-in closets with wardrobe organizers
- Dressing island in her walk-in closet



### ENSUITE MASTER BATH

- 11'0" x 6'5"
- Tile floor
- Recessed ceiling light
- 2 solid-wood vanities with quartz tops
- Vanity mirrors and vanity lights
- Walk-in shower with tile floor/walls, toiletry alcoves, controls at entry and glass enclosure
- Water closet



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### BEDROOM 2

- Size: 13'10" x 9'6"
- Engineered hardwood floor
- Recessed ceiling
- Ceiling fan with light
- Standard closet with vented wood shelving



### BEDROOM 3

- Size: 14'6" x 11'3"
- Engineered hardwood floor
- Cathedral ceiling
- Ceiling fan with light
- Standard closet with vented wood shelving



### JACK & JILL BATH 2

- Tile floor
- Recessed ceiling lights
- 2 solid-wood vanities with quartz tops, vanity mirrors and vanity lights
  - 1 vanity with door to bedroom 2
  - 1 vanity with door to hallway
- Bathtub and commode between vanities, separated by pocket doors
- Bathtub/shower with tile walls and glass bypass doors



### LAUNDRY ROOM

- Size: 6'0" x 4'8"
- Engineered hardwood floor
- Linen/storage cabinet
- Hanging rod
- LG stacked, front-loading washer and dryer



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## EXTERIOR

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### 1-CAR GARAGE

- Size: 10'7" x 20'9"
- Speckled epoxy-coated concrete floor
- High-impact automatic garage door
- WiFi Garage door opener
- Overhead storage
- Driveway for extra car parking



### COVERED ENTRY

- Size: 8'6" x 7'3"
- Brick paver floor
- Chandelier



### PATIO

- Size: 19'9" x 17'3" (irregular)
- Brick paver floor
- Shared patio wall with neighbor
- Slatted fence for breeze ventilation



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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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