

L'ELEGANCE ON LIDO KEY

1800 BENJAMIN FRANKLIN DRIVE #807



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Welcome to the only residence in L'Elegance transformed into a true open floorplan with floor-to-ceiling and wall-to-wall panoramic water views. Just open the door and feast your eyes on year-round blue skies, coastal waterways and the Downtown Sarasota skyline. Fabulous! Add the quiet south Lido Key location, with the beach in your backyard and lively shopping, dining and nightlife on St. Armands Circle just 1.5 mile down the road, and you've got the ideal island lifestyle.

Completely remodeled in October 2020, this 1,980 sq. ft. residence has three bedrooms, all with balcony access and ensuite baths. Everything is new, new, new. Classic wood flooring and coastal hues harmonize with elegant style for a tailored, yet free-spirited lifestyle. Luxury appointments include engineered hardwood floors, solid-wood cabinetry, honed granite countertops, crown molding, solid-core doors, high-end kitchen, built-in bar with wine refrigerator, modern ceiling fans and expansive balcony with glass railing. The master bedroom features a walk-in closet and exquisite bath with dual sinks, jetted tub and walk-in shower with rain shower, body sprays, steam spa and adjustable shower spray. The open kitchen has 180-degree views and features Bosch appliances, eat-in counter and hammered stainless sink with professional pull-down faucet. An in-unit laundry room has full-size washer and dryer.

L'Elegance is a gated community located directly on 400 feet of beachfront on Lido Key. Resort amenities include gated entry with full-time attendant, porte cochere, grand lobby, two Har-Tru tennis courts, fitness room, men's and women's locker rooms with saunas and social room. The heated, beachside pool is the largest on the island and includes two 25-meter lap lanes. The pool area also features a heated spa and children's wading pool. Other amenities include underground secure parking, onsite maintenance staff and wireless internet access throughout the common areas. L'Elegance is home to an active social community which organizes social events for its residents such as sunset cocktail parties (in season) and annual tennis tournament. Quiet location across from South Lido Park nature preserve, yet close to in-town amenities. Just 1.5 mile to world-famous St. Armands Circle, and only four miles to Downtown Sarasota. Live well on the beach at L'Elegance.

**Be sure to look at photos, video and 3D Virtual Tour of this residence at:
1800BenFranklin.com**

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L'ELEGANCE

- Lido Beach condominium
 - 11 floors / 105 residences
- Lobby remodeled in 2016
- Secluded location on 400-ft. of white sand beach on the Gulf of Mexico
- Private, gated entrance with full-time attendant
- Circular driveway to gracious porte-cochere at lobby
- Largest pool and beach-side pool deck on Lido Key
- 25-meter heated swimming pool with two lap lanes
- Heated spa
- Children's wading pool
- Pool deck overlooking the beach and Gulf of Mexico
- 2 lighted Har-Tru tennis courts
- Fitness center with men's and women's locker rooms and saunas
- Gulf-view entertainment area for meetings and parties
- Social room with card tables and billiards table
- Storage areas for beach equipment and bicycles
- Underground secure parking garage
- On-site manager
- On-site maintenance staff
- All concrete construction
- Active social community
- 1.5 miles to St. Armands Circle
- 4 miles to Downtown Sarasota



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RESIDENCE FEATURES

- Fully remodeled in October 2020
 - Kitchen walls removed for true open floorplan
 - Everything is brand new
- 8th floor residence with panoramic bay and preserve views and partial Gulf views
- 1,980 sq. ft. A/C | 2,460 sq. ft. total
- 3 bedrooms, 3 baths
- 9-ft. ceilings
- Floor-to-ceiling sliding glass doors
- Spacious terraces with glass railings
- Energy-saving solar tinted windows and doors
- Marble window sills
- Solid-wood cabinetry with granite countertops
- 7-ft. solid-wood 2-panel Shaker doors
- Kohler fixtures throughout
- Everpure EF-6000 drinking water system
- In-unit laundry room with full-size washer and dryer
- Air handler and janitorial closet in hallway outside residence
- A/C storage locker on second floor: #S70
- Assigned parking space: #22



FOYER

- Size: 11'8" x 10'9"
- Engineered hardwood floor
- Modern chandelier
- Dry bar:
 - Solid-wood cabinetry with honed granite top
 - Glass doors and downlights on upper cabinets
 - 2 Zephyr wine refrigerators

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LIVING/DINING ROOM

- Size: 22'6" x 17'5"
- Engineered hardwood floor
- Crown molding
- Sliding glass doors to balcony
- Full bay and preserve views
- Partial Gulf view



KITCHEN

- Size: 18'10" x 11'4"
- Engineered hardwood floor
- Recessed ceiling lights
- Crown molding
- Solid-wood cabinets with soft-close drawers and doors
- Honed granite countertops
- Bosch stainless steel appliances:
 - 5-burner induction cooktop
 - Side-by-side refrigerator/freezer with in-door water/ice dispenser
 - Built-in convection oven
 - Built-in microwave oven
 - Dishwasher
- Zephyr wall-mount vent/hood
- Cabinet pantry with pull-out drawers
- In-door built-in spice rack
- Built-in cookie sheet racks
- Hammered stainless steel sink with professional pull-down faucet, soap dispenser and disposal
- Everpure EF-6000 drinking water system
- Eat-in island with extra storage below



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MASTER BEDROOM

- Size: 19'10" x 13'8"
- Engineered hardwood floor
- Crown molding
- Sliding glass doors to balcony with bay view and partial Gulf view
- Walk-in closet with wardrobe organizer



ENSUITE MASTER BATH

- Size: 11'2" x 11'2"
- Engineered hardwood floor
- Step-up ceiling
- Solid-wood double vanity with honed granite top
- Wall-to-wall vanity mirror
- Jetted bathtub with wood-paneled surround, honed granite top and shower wand
- Walk-in shower with tile floor/walls/ceiling, steam spa, built-in seat, rain shower, adjustable shower spray and built-in body sprays
- Commode with electronic comfort seat controls including bidet



BEDROOM 2

- Size: 12'7" x 10'8"
- Engineered hardwood floor
- Sliding glass doors to main balcony



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ENSUITE BATH 2

- Tile floor
- Solid-wood vanity with honed granite top
- Walk-in shower with tile floor/walls and toiletry alcove
- Linen shelves
- Commode with soft-close lid



BEDROOM 3/STUDY

- Size: 11'0" x 12'9"
- Engineered hardwood floor
- Crown molding
- Sliding glass doors to balcony with bay view and partial Gulf view



ENSUITE BATH 3

- Tile floor
- Solid-wood vanity with honed granite top
- Glass vessel sink
- Walk-in shower with tile floor/walls and toiletry alcove
- Linen shelves
- Commode with soft-close lid



LAUNDRY ROOM

- Size: 12'3" x 5'7"
- Tile floor
- Solid-wood cabinets with honed granite top
- Stainless steel laundry sink
- Hanging rod
- GE front-loading washer and dryer



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COVERED BALCONY 1

- Size: 49'8" x 7'6"
- Slate-look porcelain tile floor
- Glass railing
- Full bay and preserve views
- Sliding glass doors to living/dining room and bedroom 2



COVERED BALCONY 2

- Size: 17'0" x 5'0"
- Slate-look porcelain tile floor
- Glass railing
- Bay and preserve views
- Partial Gulf view
- Sliding glass doors to master suite and bedroom 3



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