

WEST OF TRAIL FLOWER STREETS

1831 OLEANDER STREET



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Sarasota West of Trail home in the Flower Streets district close to schools, shopping, dining, Downtown Sarasota and Siesta Key Beach. Love the private indoor-outdoor living areas, high-end finishes and energy-saving features of this move-in-ready residence built by award-winning Allegra Homes.

The fantastic 3,366 sq. ft. floor plan features open concept living room/dining room/kitchen, office/gym, game room, master suite, guest suite, two covered lanais, outdoor kitchen, heated pool/spa and 3-car garage on the first floor; plus two bedrooms and one bath on the second floor. Luxury details include travertine tile and engineered wood floors, pecky cypress coffered ceiling in living room, solid-wood cabinetry, granite countertops, impact glass windows and doors, plantation shutters and enhanced trim throughout. Newly completed updates include new paint inside and out, resealed driveway, all-new LED lights throughout, factory re-painted cabinetry, new garage door and new outdoor grill.

At the heart of this home is the open kitchen featuring natural gas cooktop with pot filler, stainless steel appliances, eat-in island, dry bar and closet pantry. The master suite on the first floor has two walk-in closets, French doors to covered lanai, and ensuite bath with dual vanity, soaking tub and walk-in shower. Outdoor living space includes a screened-in pool area with two covered lanais, heated pool/spa and outdoor kitchen. The backyard is fully fenced and gated, and the easy-care landscape includes outdoor lighting and irrigation system on well.

The Flower Streets are highly desirable for their convenient West of Trail location: just 0.5 mile to Publix, CineBistro and Southside Elementary; 1 mile to Southside Village and Sarasota Memorial Hospital; 2 miles to Downtown Sarasota; and 4.5 miles to Siesta Key Beach.

This immaculate home is perfectly located for your best Sarasota lifestyle.

**Be sure to look at photos, video and 3D virtual tour of this home at:
1831OleanderStreet.com**

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FLOWER STREETS DISTRICT

- Desirable West of Trail neighborhood
- Convenient location:
 - 0.3 mile to Southside Elementary
 - 0.5 mile to Public and Shops at Siesta Row
 - 0.7 mile to Southside Village
 - 1.0 mile to Sarasota Memorial Hospital
 - 2 miles to Downtown Sarasota
 - 2.2 miles to Bayfront Park
 - 4 miles to Siesta Key Beach

2020 UPDATES

- New paint inside and out
- Driveway resealed
- All new LED bright white lightbulbs
- All cabinets repainted at factory
- New Marbelite epoxy garage floor
- New outdoor grill
- High-performance pool heater with oversize plumbing for rapid heating

EXTERIOR

- 10,620 sq. ft. / 0.24 acre
- Built in 2013 by Allegra Homes
- Impact windows, sliding glass doors and garage door
- 3-car garage
- Fenced and gated backyard



West of Trail Flower Streets District



Siesta Key Bridge Bay Island Park



Southside Village Shops & Restaurants



CineBistro at Westfield Siesta Key

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- Heated pool and spa
- Outdoor kitchen
- Well for irrigation
- Outdoor lights
- Tankless gas water heater
- Tile roof with rain gutters and spouts
- 2 A/C units



INTERIOR

- 3,366 sq. ft. A/C | 4,319 sq. ft. total
- 4 bedrooms, 3 baths
- Solid-core doors
- Travertine tile and engineered hardwood floors throughout
- Plantation shutters
- Ceiling speakers throughout



FIRST FLOOR

COVERED ENTRY

- Size: 7'1" x 6'9"
- Brick paver floor
- Outdoor chandelier



FOYER

- Size: 10'7" x 9'8"
- Travertine tile floor
- 14'2" octagonal ceiling with 3 levels of crown molding
- Chandelier
- Double entry doors with transom



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LIVING ROOM

- Size: 22'0" x 14'0"
- Travertine tile floor
- 11'10" pecky cypress coffered ceiling
- Crown molding
- Recessed ceiling lights
- Chandelier
- Non-heat linear electric fireplace
- Wainscot accent wall with non-heat decorative electric fireplace
- Sliding glass doors to covered lanai



DINING ROOM

- Size: 12'0" x 9'0" (irregular)
- Travertine tile floor
- Aquarium windows
- Full-light door to pool



KITCHEN

- Size: 15'11" x 15'7"
- Travertine tile floor
- Crown molding
- Recessed ceiling lights
- Solid-wood cabinetry with soft-close drawers and doors
- Granite countertops
- Tile backsplash
- Eat-in island
- 3 pendant lights over island
- KitchenAid stainless steel appliances:
 - 5-burner gas cooktop with pot filler



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- Convection wall oven
- Built-in microwave
- Dishwasher
- LG stainless steel French-door refrigerator with bottom freezer drawer
- Vent with integrated hood
- 2-bowl sink with pull-down faucet and disposal
- Closet pantry
- Dry bar with glass-panel upper cabinets, wine refrigerator and pass-through to foyer



DEN/OFFICE/GYM

- Size: 12'6" x 11'0"
- Engineered hardwood floor
- Mini cathedral ceiling with wood beam detail
- Wainscot molding detail
- Recessed ceiling lights
- Ceiling fan
- Window seat
- Doors to foyer and master bath



BONUS ROOM

- Size: 17'4" x 15'7"
- Travertine tile floor
- Step ceiling
- Crown molding
- Recessed ceiling lights
- Sliding glass doors to outdoor kitchen



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LAUNDRY ROOM

- Size: 13'3" x 5'2"
- Tile floor
- Solid-wood cabinets with granite top
- Laundry sink
- Drying wall rack
- LG Steam front-loading washer/dryer
- Storage/cleaning closet



MASTER BEDROOM

- Size: 17'6" x 13'9"
- Engineered hardwood floor
- Step ceiling
- Double crown molding
- Ceiling fan with light
- Recessed ceiling lights over bed in arched step down
- 3 clerestory windows on one wall
- Oversize windows with bench seat overlooking pool
- Blackout blinds
- Full-light French doors to covered lanai and pool



MASTER HALLWAY

- Dressing mirror
- Recessed ceiling lights
- 2 walk-in closets



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ENSUITE MASTER BATH

- Size: 13'2" x 13'0"
- Travertine tile floor
- Crown molding
- Solid-wood double vanity with soft-close drawers and doors
- Granite countertop
- 3 framed vanity mirrors
- Vanity lights
- Bathtub with travertine tile surround
- Walk-in shower with travertine tile floor/walls, built-in seat, toiletry alcove, rain shower, adjustable shower spray and glass enclosure
- Private water closet
- Linen closet



BEDROOM 2

- Size: 15'6" x 14'6"
- Engineered hardwood floor
- Ceiling fan with light



ENSUITE BATH 2

- Travertine tile floor
- Recessed ceiling lights
- Solid wood vanity with granite top
- Wall-to-wall-to-ceiling vanity mirror
- Vanity lights
- Walk-in shower with tile floor/walls, toiletry shelves, glass half wall and glass door
- Private water closet
- Linen closet



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STAIRS

- Wood stairs
- Iron railing
- Under-stairs storage

SECOND FLOOR

BEDROOM 3

- Size: 12'5" x 12'2"
- Engineered hardwood floor
- Ceiling fan with light



BEDROOM 4

- Size: 13'0" x 12'2"
- Engineered hardwood floor
- Ceiling fan with light



BATH 3

- Tile floor
- Solid-wood vanity with granite top
- Wall mirror
- Vanity lights
- Bathtub/shower with tile walls
- Linen closet



HALL CLOSET

- HVAC system
- A/V system
- Extra storage



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EXTERIOR

3-CAR GARAGE

- Size: 26'9" x 19'9"
- Marbelite garage floor (2020)
- 1 double door + 1 single door
- Overhead storage shelves



COVERED LANAI 1

- Size: 11'8" x 9'0"
- Screened in
- Brick paver floor
- Recessed ceiling lights
- Ceiling fan
- Access to living room and master bedroom



COVERED LANAI 2

- Size: 15'10" x 10'0"
- Screened in
- Brick paver floor
- Recessed ceiling lights
- Ceiling fan
- Outdoor kitchen:
 - Granite top
 - Sedona gas grill
 - Bar sink
 - Beverage refrigerator
- Access to bonus room



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HEATED POOL/SPA

- Size: 27'9" x 11'10"
- PebbleTec
- Sun shelf
- Salt water chlorination
- High-performance gas heater with oversize plumbing for rapid heating
- Pool lights
- Screened in
- 2 in-floor water spouts into pool



Peter G. Laughlin | 941.356.8428

peter.laughlin@premiersir.com

PeterGLaughlin.com

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