

# CONTEMPORARY ISLAND LIVING ONE BLOCK TO SIESTA BEACH

**320 CALLE MIRAMAR**



FULFILLING LIFESTYLE DREAMS



## 320 CALLE MIRAMAR

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Contemporary island “beach” house just one block from Siesta Key Beach and Siesta Key Village. This unique architectural treasure achieves complete tranquility in the midst of one of the most popular destinations in Florida. Laid back island living in walking distance to the beach and the village, 2.7 miles to Safe Harbor Marina, 4 miles to mainland amenities and 6 miles to Downtown Sarasota.

The two-story, 3,139 sq. ft. residence offers a cool and relaxing retreat that complements the easy access to year-round sun and fun. The home comes turnkey furnished, so you can start enjoying island living right away. Three levels, easily accessible via elevator, provide ample space for social activities and private “me” time. Luxury features include walls of glass overlooking the pool area, high ceilings, elevator, solid-wood cabinetry, Italian porcelain tile floors on level one, reclaimed solid pine wood floors on levels two and three, and 50-ft. heated lap pool. The highly-efficient high-end kitchen is appointed with Wolf/SubZero appliances and features abundant storage, center island, eat-in counter and Miele coffee station. On the third level, the 360 sq. ft. multi-function loft/bonus room is an amazing space that can function to your heart’s desire. Private quarters include four bedrooms with ensuite baths, with the master on the first level.

Siesta Village is a wonderful, walkable neighborhood filled with restaurants, shops and services such as dentist, beauty salon, fitness, banking, optical, drug store, food market and, of course, Big Olaf’s Ice Cream shop. The best attraction is the classic stroll down to the beach to watch the sunset. It stirs the soul and guarantees that this Siesta Key island residence will always be a great place to live.

**Photos, video and 3D virtual tour of this home at:**  
**[320CalleMiramar.com](http://320CalleMiramar.com)**

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## SIESTA KEY LIFESTYLE

- Walk 2 blocks to Siesta Key beach
  - Beach access 5
  - Beach access 7
- Walk 1 block to Siesta Key Village:
  - Restaurants
  - Boutiques
  - Morton's Siesta Market
- 2.7 miles to Safe Harbor Marina boat storage and boat rentals
- 4 miles to Publix on the mainland
- 6 miles to Downtown Sarasota

## EXTERIOR

- 7,434 sq. ft. / 0.17 acre
- Contemporary design
- 50-ft. heated lap swimming pool
- Fenced and gated
- Low-maintenance privacy landscape
- 2-car garage

## INTERIOR

- 3,139 sq. ft. A/C | 3,963 sq. ft. total
- 4 bedrooms, 4.5 baths
- Italian porcelain tile on first floor  
Reclaimed pine planks on second floor
- LED light bulbs throughout
- Central vacuum
- Laundry room
- 360 sq. ft. multi-function loft/bonus room
- Turnkey furnished



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## LEVEL 1

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### FOYER

- Size: 9'0" x 7'0"
- Shell aggregate concrete floor
- Elevator to all levels
- Floating stairs to first level (XX steps)



### LIVING ROOM

- Size: 17'8" x 11'9"
- Porcelain tile floor
- 21'10" ceiling



### DINING ROOM

- Size: 12'0" x 9'0"
- Porcelain tile floor
- Recessed ceiling lights
- Chandelier



### KITCHEN

- Size: 21'0" x 12'2"
- Porcelain tile floor
- LED recessed ceiling lights
- Ceiling fan
- Wall of glass with pool view
- Center cooking island with stainless steel countertop
- 2nd eat-in island
- Solid-wood cabinets with quartz countertops



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- High-end stainless appliances:
  - Wolf 5-burner cooktop
  - Wolf built-in convection oven
  - Wolf built-in microwave
  - Miele built-in coffee maker
  - SubZero French door refrigerator/wine cooler with 2 refrigerator drawers and 2 freezer drawers
  - Dishwasher
- Lacava sink with professional pull-down faucet and disposal
- Cabinet pantry

### POWDER ROOM

- Porcelain tile floor
- Square pedestal sink with floor-to-sink faucet
- Round vanity mirror
- Pendant vanity lights
- Lacava commode

### LAUNDRY

- Size: 6'2" x 4'11"
- Porcelain tile floor
- Upper cabinets
- Whirlpool Duet front-loading washer and dryer on stands



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## MASTER BEDROOM

- Size: 14'5" x 13'2"
- Porcelain tile floor
- Recessed ceiling lights
- Ceiling fan
- Wall of glass, including sliding glass door, to pool area
- Walk-in closet
- Partial wall dividing bedroom and master bath



## ENSUITE MASTER BATH

- 17'0" x 6'6" + 6'8" x 4'11"
- Porcelain tile floor
- Recessed ceiling lights
- 2 solid-wood vanities with quartz tops:
  - 1 floating vanity
  - 1 regular vanity
- Wall-to-wall-to-ceiling vanity mirror
- Open walk-in shower
- Free-standing bathtub
- Private water closet



## LEVEL 2

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### HALLWAY

- Solid pine wood floor
- Recessed ceiling lights
- Linen closet



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### BEDROOM 2

- Size: 12'2" x 11'1"
- Solid pine wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet



### ENSUITE BATH 2

- Tile floor
- Recessed ceiling lights
- Wood vanity with quartz top
- Vanity-to-ceiling wall mirror
- Walk-in shower with tile floor/walls and glass enclosure
- Lacava commode



### BEDROOM 3

- Size: 13'1" x 11'10"
- Solid pine wood floor
- Ceiling fan
- Standard closet



### ENSUITE BATH 3

- Tile floor
- Recessed ceiling lights
- Wood vanity with quartz top
- Vanity-to-ceiling wall mirror
- Walk-in shower with tile floor/walls and glass enclosure
- Lacava commode



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## LEVEL 3

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### LOFT/BONUS ROOM

- Size: 20'0" x 18'4"
- Solid pine wood floor
- Recessed ceiling lights
- Wet bar with seat-in island
  - Wood cabinetry with quartz top
- Wall-to-wall glass with access to balcony



### BALCONY

- Size: 16'0" x 10'6"
- Composite deck
- Overlooks pool



### BEDROOM 4/OFFICE

- Size: 15'9" x 11'10"
- Solid pine wood floor
- Recessed ceiling lights
- Ceiling fan
- Wall-to-wall glass
- Walk-in closet



### ENSUITE BATH 4

- Solid pine wood floor
- Recessed ceiling light
- Wood vanity with quartz top
- Vanity-to-ceiling wall mirror
- Pendant vanity lights
- Walk-in shower with tile floor/walls, toiletry alcove, shower head, adjustable shower spray and glass door



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## EXTERIOR

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### 2-CAR GARAGE

- Size: 23'6" x 22'0"
- Painted concrete floor
- 2 automatic garage doors
- Cabinet storage
- Ceiling pulley bike storage

### HEATED POOL

- Size: 50'0" x 7'8"
- Gas heater
- Screen enclosure
- Salt water chlorination
- Pool lights
- Composite pool deck



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