

# WATERFRONT PLAYGROUND ON SIESTA KEY

**4401 MIDNIGHT PASS ROAD**



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Secluded waterfront playground on North Siesta Key. Immerse yourself in a rich and many-layered world deeply-rooted in ecology and grounded in place and community. Built on one of the highest natural grades on Siesta Key, this residence draws upon the principles of organic architecture, with interior and exterior in balanced harmony. Affectionately referred to as “Selby of Siesta,” the native landscape is sublime. Each room has a beautiful view of the outdoors where old oak trees create a filtered light canopy over the residence. There’s plenty of room to play, too. The oversize driveway accommodates basketball and skateboarding. The large back lawn is perfect for soccer, football and volleyball. The pool/spa with surrounding decks invite water fun and relaxation. The deep-water dock with 16,000-lbs. boat lift and kayak/paddleboard rack get you out on the water for enjoying the salt life.

Inside, high ceilings, skylights and exceptionally large windows create an open space with a calming ambiance. The living room and family room both have fully-pocketed sliding glass doors to the covered back deck with water view. The cook’s kitchen features two islands, gas cooktop with downdraft ventilation, new solid-wood cabinet fronts and quartz countertops. The split floorplan has three bedrooms on one side of the home and the master suite on the other. Each of the four bedrooms has an ensuite bath and sliding glass doors to a covered balcony. The master suite features a large, private loft that can be used to your heart’s desire – meditation room, library, yoga studio, office. From the loft’s balcony, you can see the bay, Siesta Key bridge and beyond. The home’s ground level offers a full floor of non-conforming, conditioned flex space for recreation and storage.

Nature, privacy and the sea. With Sarasota Bay at your back yard and easy access to Florida’s Cultural Coast from your front door, unlock the magic of life which lies at the heart of this enchanted setting. Just 1 mile to Siesta Village and Siesta Beach, 2 miles to shopping and entertainment, 3 miles to Sarasota Memorial Hospital and 4 miles to Downtown Sarasota.

Video, 3D tour and photos of this home at:  
[4401MidnightPass.com](http://4401MidnightPass.com)

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## LOCATION

- North Siesta Key
- 0.92 acre waterfront on Coconut Bayou
- Private, gated beach access
- Close to lifestyle amenities:
  - 1.0 mile to Siesta Village
  - 2.0 miles to Siesta Public Beach
  - 2.8 miles to Publix
  - 3.8 miles to Sarasota Memorial Hospital
  - 4.5 miles to Downtown Sarasota



## RESIDENCE FEATURES

- Landscape-inspired design with each room having a beautiful view to the outdoors
- Built on one of the highest natural grades on Siesta Key – 8-ft. above sea level
- Main floor of residence is 16-ft. above sea level
- 4,875 sq. ft. A/C | 10,643 sq. ft. total
- 4 bedrooms, 4.5 baths
- Office, master suite loft and bonus room
- High ceilings:
  - 12-ft. in living room
  - 10-ft. in other rooms
- Lutron lighting system
- Speakers wired throughout with volume control in each room
- 3 gas fireplaces
- Solid-core doors
- Dual pane windows with cloth hurricane shutters



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- Every bedroom has sliding glass doors to a balcony
- Security system (*no cameras*)
- 3-car garage + 2 parking slips + large driveway
- 4 A/C units (*age unknown*)
- NuTone central vacuum



## EXTERIOR FEATURES

- 2 gates into property:  
1 automated, 1 manual
- Professionally re-landscaped by Critter Ridge in 2020
- Old oaks professionally trimmed to create a filtered-light canopy over the residence
- Detailed, programmed landscape lighting (approx. 75 fixtures) creates a beautiful nightscape and provides “night lights” for the home’s interior
- Koi pond with waterfall at entry
- Oversize shell concrete driveway ground smooth for sports (*basketball, skateboards*)
- Pro Dunk basketball goal adjustable from 5'5" to 10'0"
- Heated pool and spa
- Large flat yard for playing games (*soccer, football, volleyball, etc.*)
- Kayak/paddleboard rack with access to water put-in
- Deep water dock with 16,000-lbs. boat lift
- Mature privacy landscape



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## ENTRY

- Covered entry: 11'3" x 4'5"
- Carved wood entry door with glass sidelights and transom
- Entry deck built around oak tree
- Multi-level landscape up to entry:
  - Rock and wood retaining walls
  - Native plant groundcover
  - Koi pond with waterfall
  - Shell concrete hardscape



## FOYER

- Size: 15'8" x 9'1"
- Tile floor
- Recessed ceiling lights
- Floor-to-ceiling glass with garden view on one side
- Large fixed glass to office on other side



## OFFICE

- Size: 15'4" x 11'0"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Built-in desk and storage with quartz top and under-cabinet lights
- Built-in bookcase



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## LIVING ROOM

- Size: 22'0" x 16'0"
- Tile floor
- 12'0" ceiling
- Recessed ceiling lights
- Ceiling fan
- Dimensional tile accent wall
- Gas fireplace
- Wet bar with hammered stainless steel sink, glass shelves and lower cabinets
- Fully-pocketing sliding glass doors to back porch



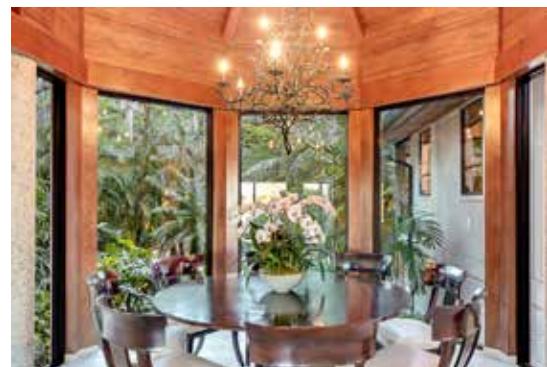
## COVERED BACK PORCH

- Size: 40'0" x 11'7" (angled)
- Wood deck
- 3 skylights
- Recessed ceiling lights
- Steps to landing and pool area
- Sliding glass doors to living room and family room



## DINING ROOM

- Size: 12'2" x 12'2" (octagonal)
- Step-up to dining room
- Tile floor
- Coffered shiplap wood ceiling
- Chandelier
- Floor-to-ceiling fixed glass to front garden



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## KITCHEN

- Size: 15'0" x 15'0"
- Tile floor
- Skylight
- Recessed ceiling lights
- Solid-wood cabinets with soft-close doors and under-cabinet lights
- Quartz countertops
- 2 islands:
  - Cooking island
  - Eat-in + kitchen sink island
- Stainless steel appliances:
  - Dacor gas cooktop with pop-up downdraft ventilation
  - Built-in convection oven
  - Built-in warming drawer
  - Built-in microwave
  - SubZero side-by-side refrigerator/freezer with in-door water/ice dispenser
  - Dishwasher
- Oversize single-bowl stainless steel sink with pull-out faucet, disposal and under-sink Everpure water purification
- Cabinet pantry with pull-out drawers
- Closet pantry in hallway next to kitchen



## FAMILY DINING AREA

*(adjacent to kitchen and family room)*

- Size: 10'0" x 7'0"
- Tile floor

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## FAMILY ROOM

- Size: 25'6" x 17'5" (angled)
- Tile floor
- Recessed ceiling lights
- Ceiling fan
- Aquarium glass windows all around with water view
- Built-in cabinets
- Gas fireplace
- Fully-pocketing sliding glass doors to back porch with water view
- Sliding glass doors to side porch



## SIDE PORCH

- Size: 13'0" x 7'6" (angled)
- Wood deck
- Access to family room and guest room



## POWDER ROOM

- Tile floor
- Pendant ceiling light
- Floating vanity with hammered stainless steel sink
- Vanity mirror with backlighting



## LAUNDRY ROOM

- Size: 8'1" x 7'5"
- Tile floor
- Upper and lower cabinets
- Laundry sink
- Storage cabinets
- Folding counter
- Maytag front-loading washer and dryer on stands



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## GUEST ROOM

- Size: 15'5" x 13'4"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Standard closet



## ENSUITE GUEST BATH

- Tile floor
- Wide vanity with tile top and oversize sink
- Wall-to-wall vanity mirror
- Bathtub/shower with tile walls and glass enclosure



## MASTER BEDROOM

- Size: 18'2" x 13'5" + seating alcove
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Fully-pocketing sliding glass doors to balcony
- Large walk-in closet with wardrobe organizer and grooming station with seat and mirror
- Dressing area with built-in dresser, cabinets and hanging clothes cabinets



## COVERED MASTER BALCONY

- Size: 14'8" x 10'0"
- Wood deck



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## ENSUITE MASTER BATH

- Size: 16'4" x 10'0" (angled)
- Tile floor
- Recessed ceiling lights
- Floating double vanity with granite countertop and glass vessel sinks
- Wall-to-wall framed mirror
- Vanity lights
- Medicine cabinet
- Linen cabinet
- Jetted bathtub with tile surround and tile walls
- Walk-in shower with pebble floor, tile walls and glass enclosure
- Water closet with commode, bidet and wall inset with glass shelves



## MASTER SUITE LOFT

- Size: 19'0" x 11'5"
- Carpet
- Cathedral ceiling
- Recessed ceiling lights
- Ceiling fan
- Clerestory windows
- Gas fireplace
- Sliding glass doors to balcony
- 2 standard closets
- Storage closet (*has door access to attic*)



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## LOFT BALCONY

- Size: 15'3" x 7'9"
- Wood deck
- Recessed ceiling lights
- Screened in
- View of bay, Siesta Key bridge and beyond



## BEDROOM 3

- Size: 15'11" x 11'7"
- Carpet
- Ceiling fan with light
- Built-in desk and storage
- Walk-in closet
- Sliding glass doors to front balcony



## ENSUITE BATH 3

- Tile floor
- Recessed ceiling light
- Vanity with granite top and glass vessel sink
- Vanity mirror and vanity lights
- Walk-in shower with pebble floor, tile walls and glass door



## BEDROOM 4

- Size: 15'11" x 11'7"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Walk-in closet
- Sliding glass doors to front balcony



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## ENSUITE BATH 4

- Tile floor
- Vanity with granite top and glass vessel sink
- Wall-to-wall vanity mirror
- Vanity lights
- Medicine cabinet
- Walk-in shower with tile floor/walls and glass door
- Wall inset with glass shelves



## BONUS ROOM

- Size: 15'11" x 11'7"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Sliding glass doors to front balcony
- Storage closet (*in foyer to bonus room*)



## COVERED FRONT BALCONY

- Size: 36'0" x 5'8"
- Wood deck
- Sliding glass doors to bonus room, bedroom 3 and bedroom 4



## 3-CAR GARAGE

- Size: 35'3" x 20'3"
- Speckled epoxy floor
- 3 garage doors
- 3 ceiling fans
- 1 overhead storage rack



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## NON-CONFORMING CONDITIONED GROUND LEVEL

- Game room: 49'8" x 35'0" (irregular)
- Study/office: 17'0" x 12'8" (angled)
- Octagon storage room: 12'0" x 12'0"
- Storage room: 14'8" x 11'0"
- Exercise room: 22'6" x 13'2" (irregular)
- Access to under-back porch storage
- Sliding glass doors in various rooms for access to side yard, covered patio and pool

## COVERED PATIO

- Size: 17'5" x 13'5"
- Shell concrete
- Recessed ceiling lights
- Ceiling fan



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## HEATED POOL & SPA

- Size: 37'8" x 12'9"
- Pebble Tek surface with tile border and brick coping (2018)
- Salt-water chlorinator, pool pump, pool filter and gas heater (2018)
- Multi-colored lights (2018)
- Remote control for pool lights, spa and pool heater
- Shell concrete pool deck
- Elevated spa with waterfall to pool
- Elevated deck around spa with built-in benches
- Wood deck at pool level with built-in benches



## DOCK

- Ipe wood dock with lights, electric and water
- Filet table
- Ladder into water
- 16,000-lbs. boat lift
- Deep water



## BEACH ACCESS

- Private, gated, beach access with parking and BBQ grill



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