

# DOWNTOWN SARASOTA PENTHOUSE WITH PANORAMIC SKY HIGH VIEWS

**770 SOUTH PALM AVENUE PH-1**



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The one and only penthouse in Downtown Sarasota with 270-degree unobstructed views of Sarasota's epic waterfront -- from Longboat Key to Siesta Key to West of Trail. You will not find another view like this...ever. You've got to see it to believe it!

When your penthouse provides a panorama like this, you need an interior that matches the splendor of the dramatic setting. This penthouse has been stylishly rebuilt from the studs to the high-end contemporary finishes. Très chic! Foundational improvements include wall/floor/ceiling soundproofing, electrical wiring, plumbing, A/C and ductwork, sprinkler system, recessed LED lighting and water filtration. Luxury appointments include limestone/mica wall treatment in living areas, level 5 drywall in bedrooms/baths, solid core doors with concealed hinges, automated shades on all windows, high-end kitchen, built-in bar with wine cooler and Miele coffee station, artisan concrete countertops, and walls of glass to lead to a wrap-around balcony. The master bedroom features amazing wall-to-wall views and exquisite bath with dual ramp sink, elevated bathtub with integrated lighting and sound, and mother of pearl accent walls. The open kitchen also has panoramic views and features two-tone modern cabinetry by Cucine Ricci, Miele appliances, Blanco sink, large center island with custom concrete top, fiber-optic twinkle lights in concrete counter and backsplash, and concealed TV in island with swivel mechanism.

Embassy House is the southernmost condominium on "Marina Row," close to everything that makes Sarasota one of the best places to live and visit — the Bayfront, Selby Gardens, beaches, marina, airport, dining, shopping and the arts. Amenities include a secure building, newly renovated lobby with recreation area, conference room with kitchenette, exercise room and heated bayside pool. This singular Downtown Sarasota penthouse is ready to welcome you home.

**See photos, video and 3D tour of this residence at:  
[PeterGLaughlin.com/770-south-palm-avenue-ph1](http://PeterGLaughlin.com/770-south-palm-avenue-ph1)**

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## 2016-2017 IMPROVEMENTS

The entire unit was gutted: all walls removed, all outer walls stripped to concrete, ceiling stripped to concrete, all electrical wiring removed, all sprinkler pipes removed, A/C unit and ductwork removed, all plumbing pipes removed, and flooring removed to concrete. The unit was rebuilt in its entirety.

### FOUNDATIONAL FEATURES

- Sound mat installed on north wall and kitchen ceiling, and sound-reducing sheet rock installed in same area
- Walls replaced using metal framing
- New ceiling
- Solid-core doors with concealed hinges
- Wrap-around tiled balcony

### FINISHES

- All new cabinets by Cucine Ricci
- Limestone and ground mica wall treatment by SRQ Wall Finishing in foyer, hallway, living room and kitchen
- Level 5 drywall on all other walls
- Rounded wall corners
- Porcelain tile in all living areas
- Luxury waterproof wood-grain vinyl plank floor in bedrooms and master bath

### ELECTRIC/TECHNOLOGY

- Electric wiring and panels
- LED lighting
- Cove and curtain lighting in dining area
- Automatic blackout shades in bedrooms
- Automatic sunscreen shades in other areas
- Lutron phone app controls all lighting and window shades
- 4 Sony TVs, including concealed TVs in kitchen and master bedroom

### PLUMBING

- Plumbing pipes
- Sprinkler pipes with flush-mount heads
- Whole-house calcium water filter (in hall stair area)
- High-capacity water heater

### A/C SYSTEM

- New enlarged A/C system with new ductwork
- Linear slot diffuser vent covers

### KITCHEN

- Modern cabinets by Cucine Ricci
- Caesarstone countertops by European Tile with waterfall edge
- Concrete island countertop by Ben Nettles
- Integrated fiber-optic twinkle lights in concrete island and backsplash
- Concealed TV with lift and swivel
- Blanco dual-bowl sink with disposal
- Dual trash can compartment
- Coffee and wine bar with Miele cappuccino machine and Liebherr wine cooler plus two lower drawers for storage and two upper cabinets for glassware
- Water filtering system supplies:
  - Chill water system for cold water at sink
  - Ice maker in refrigerator
  - Steam feature in oven
- High-end Miele appliances: refrigerator, freezer, microwave, convection oven, induction cooktop

### MASTER BATH

- Vanity concrete top by Ben Nettles
- Wall-mount commode with smart electronic bidet seat
- Triple vanity mirrors/medicine cabinets
- Mother of pearl accent tile
- Elevated bathtub with integrated lighting and sound
- Accent lighting over bathtub area
- Built-in wardrobe cabinets

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## EMBASSY HOUSE

- Downtown Sarasota condominium
- Walk to downtown restaurants, shops, theaters, Selby Gardens and Bayfront Park
- Secure building
- 18 stories | 69 residences
- Semi-private elevators
- Renovated lobby
- Exercise room
- Heated bayside pool
- Assigned under-building parking + outdoor guest parking
- Fully funded



## RESIDENCE FEATURES

- Fully remodeled in 2016-2017
- 1,597 sq. ft. A/C | 2,185 sq. ft. total
- 270° panoramic bayfront and city views
- Wrap-around balcony
- 2 bedrooms, 2 baths
- 1 assigned parking space
- 2 storage bins at parking space
- Laundry room shared with 1 neighbor



## FOYER

- Size: 7'10" x 7'0"
- Tile floor
- LED recessed ceiling lights
- Coat closet (has Pentair Everpure water filter to Miele coffee station)



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## LIVING ROOM

- Size: 21'4" x 14'0"
- Tile floor
- LED recessed ceiling lights
- Wall-to-wall-to-ceiling glass and sliding glass doors to wrap-around balcony
- Automated black-out shades on all glass
- Cove and curtain lighting
- Bayfront views



## DINING ROOM

- Size: 13'8" x 7'5"
- Tile floor
- LED recessed ceiling lights



## KITCHEN

- Size: 14'8" x 13'8"
- Tile floor
- LED recessed ceiling lights
- Two-tone modern cabinets with soft-close drawers and doors
- Caesarstone countertops
- Large center island with custom concrete top on eat-in section of island
- Fiber-optic twinkle lights integrated into eat-in countertop and backsplash
- Miele appliances:
  - Induction cooktop
  - Built-in refrigerator and freezer
  - Built-in convection steam oven
  - Built-in microwave



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- Cabinet pantry
- Blanco dual-bowl sink with disposal
- Under-sink water filtering system for:
  - Chilled water at sink
  - Ice maker
  - Steam oven
- Dual trash compartment
- Concealed TV in center island with swivel



## DRY BAR

- Size: 5'6" x 3'9"
- Tile floor
- Caesarstone countertop
- Miele coffee station
- Liebherr wine cooler



## MASTER BEDROOM

- Size: 17'5" x 13'2"
- Luxury wood-grain vinyl plank floor
- LED recessed ceiling lights
- Wall-to-wall glass and sliding glass doors to wrap-around balcony with bayfront and city views
- Automated black-out shades
- Double pocket doors to ensuite bath



## ENSUITE MASTER BATH

- Size: 16'5" x 10'7"
- Luxury wood-grain vinyl plank floor
- LED recessed ceiling lights



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- Built-in wardrobe cabinets
- Dual vanity with concrete top, ramp sink and mother of pearl backsplash
- Deep vanity drawers for storage
- 3 vanity mirrors/medicine cabinets
- Bathtub on platform:
  - Mother of pearl tile surround and accent wall
  - Built-in sound
  - Built-in LED lights
- Wall-mount commode with smart electronic bidet seat
- Mother of pearl accent wall behind commode



## BEDROOM 2/OFFICE

- Size: 12'11" x 12'0"
- Luxury wood-grain vinyl plank floor
- LED recessed ceiling lights
- Walk-in closet with closet organizer
- Home electronics inside closet
- Door to shared laundry



## BATH 2

- Tile floor
- Vanity with concrete top and ramp sink
- Vanity mirror/medicine cabinet
- Wall-mount commode
- Walk-in shower with tile floor/walls, toiletry alcove, shower head + adjustable shower spray, glass enclosure and controls at entry



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