

LIDO BEACH CONDO WITH GULF, BAY AND CITY VIEWS

1700 BENJAMIN FRANKLIN DRIVE #7E



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7th floor condo on Lido Beach with year-round sunrise and sunset views, plus views of Lido Beach, Sarasota Bay and Downtown Sarasota. Nestled between the Gulf of Mexico and Sarasota Bay, Lido Regency is the perfect place to enjoy every minute of every day in Sarasota. The white sands and turquoise waters of Lido Beach are just two flights down. Lively shopping, dining and nightlife at St. Armands Circle are just one mile down the road.

This rarely available corner unit in Lido Regency has a contemporary, open floorplan and is being sold furnished. Move right in! It has two bedrooms, two baths, great room, kitchen and dining room. The kitchen and baths were completely remodeled in 2020. The living areas take advantage of the Gulf and city views and are completely separate from the private bedrooms. Luxury features include luxury wood-grain vinyl plank floor, solid-wood cabinetry, stone countertops, and newly-remodeled kitchen and baths. All windows are tinted with high-quality 3M film and are protected with automated hurricane shutters. A shared utility room on the floor has an assigned storage locker, as well as washer and dryer.

The first floor community space features floor-to-ceiling windows in the lobby, fitness gym and social room. First floor amenities also include shower/changing rooms, outdoor grills and kayak/paddleboard storage. The beachside pool area features a newly resurfaced heated pool/spa along with all-new pool furniture. Lido Regency is a fully-funded condominium with an active social lifestyle.

The beach life, resort life and city life unite here. On one side you have a private, gated pool by the beach. On the other, it's just one mile to the shops and restaurants of St. Armands Circle and only four miles over the Ringling Bridge to Downtown Sarasota for more shops and restaurants, plus art galleries, farmers market and performing arts. Life is good on the beach!

Be sure to look at photos of this condo at:

peterglaughlin.com/1700-benjamin-franklin-drive-7e

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LIDO REGENCY

- Beach-front condominium
- First floor community amenities completely updated and remodeled:
 - Rewired & re-plumbed
 - Floor-to-ceiling impact windows
- New roof (2017)
- Lobby
- Fitness gym
- Party room
- Men and women's bathrooms with showers & changing stalls
- Heated beach-front pool/spa
- Outdoor grills
- Kayak/paddleboard racks
- Storage room for beach gear
- Assigned carport parking & guest parking
- 2 elevators
- Fully funded
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- 1 mile to St. Armands Circle and 4 miles to Downtown Sarasota



RESIDENCE FEATURES

- Contemporary, open floorplan
- 1,507 sq. ft.
- Being sold furnished
- 2 private bedroom suites with walk-in closets
- Luxury wood-grain vinyl plank floor
- Quartz countertops



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- Kitchen and baths remodeled in 2020
- Luxury wood-grain vinyl plank flooring (*waterproof*)
- All windows tinted with 3M film
- Sunshades on all windows
- Electric hurricane shutters on all windows
- A/C and water heater replaced in 2016
- Shared utility room on floor has assigned storage locker and washer/dryer

FOYER

- Size: 7'3" x 4'3"
- Luxury wood-grain vinyl plank floor
- Hallway with storage closet and linen closet

GREAT ROOM

- Size: 16'6" x 16'6"
- Luxury wood-grain vinyl plank floor
- Ceiling fan with light
- Crown molding
- Open to enclosed Florida room
- Windows with Gulf view

KITCHEN

(remodeled in 2020)

- Size: 13'11" x 8'6"
- Luxury wood-grain vinyl plank floor
- Recessed ceiling lights
- Ceiling fan
- Solid-wood cabinets with dovetail joints, and soft-close drawers and doors



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- Quartz countertops and full backsplash
- Eat-in counter open to great room
- GE stainless steel appliances:
 - Glass-top range
 - Convection oven
 - Over-range microwave
 - French-door refrigerator with in-door ice/water dispenser and bottom freezer drawer
 - Dishwasher
- Stainless single-bowl sink with pull-out faucet
- Cabinet pantry
- Kitchen alcove with storage/pantry cabinet



DINING ROOM

- Size: 10'4" x 9'9"
- Luxury wood-grain vinyl plank floor
- Ceiling light
- Crown molding
- Window with Gulf view



FLORIDA ROOM

- Size: 16'0" x 7'11"
- Luxury wood-grain vinyl plank floor
- Ceiling fan with light
- Wall-to-wall, wrap-around, sliding windows with Gulf, Bay and city views
- Sliding plantation shutters to master bedroom



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MASTER BEDROOM

- Size: 15'5" x 11'11"
- Luxury wood-grain vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- Window with bay view
- Sliding plantation shutters to Florida room
- Walk-in closet with wardrobe organizer



ENSUITE MASTER BATH

(remodeled 2020)

- Size: 8'9" x 5'0"
- Luxury wood-grain vinyl plank floor
- Solid-wood vanity with quartz top
- Wall-to-wall mirror with vanity lights
- Bathtub/shower with tile walls and glass bypass doors



BEDROOM 2

- Size: 12'8" x 10'9"
- Luxury wood-grain vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- Window with bay and city view
- Walk-in closet with wardrobe organizer



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BATH 2

(remodeled 2020; never used)

- Luxury wood-grain vinyl plank floor
- Recessed ceiling light
- Solid-wood vanity with quartz top
- Wall-to-wall mirror with vanity lights
- Walk-in shower with pebble floor, tile walls with pebble accent, toiletry shelves and glass door



Nancy Endara | 941.323.1700
nancy.endara@premiersir.com
PeterGLaughlin.com

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