

# THE HOMES OF LAUREL PARK

1663 ALDERMAN STREET



FULFILLING LIFESTYLE DREAMS



## 1663 ALDERMAN STREET

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Live-work-play in Downtown Sarasota's historic Laurel Park. Splendid expression of contemporary craftsman style with inviting curb appeal and casual urban vibe. Move-in ready, this brand new residence is perfect for casual living, work-at-home and easy entertaining with stylish interior spaces that are multi-functional and fun.

Classic details like wainscoting accents and hardwood floors create a continuous flow throughout the home which features an elevator, two-car garage + wide driveway, and is clad with impact-resistant windows and metal hip roof. At the heart of the home is an expansive social space that incorporates kitchen, dining and living areas with access to a large, walled-in patio. The kitchen features a large center island surrounded by solid-wood cabinetry, quartz countertops and Wolf/SubZero/Asko appliances. The four bedrooms are what make this home so appealing. They can be used as bedrooms for a large family, or can be creatively configured as home offices for flexible work-from-home lifestyles. One bedroom is on the first floor at the front of the house. The rest are on the second floor which also includes an open bonus room. The master suite features his/her walk-in closets and ensuite bath. The remaining bedrooms share a bath with double vanity. This home is just one block to the Alderman multi-use trail kayak/canoe launch into Hudson Bayou.

Historic Laurel Park is a wonderful walkable neighborhood within one mile of two grocery stores, Payne Park, Bayfront Park, Sarasota Recreational Trail, city marina, Freedom Boat Club, Farmers Market, shops, restaurants and a variety of yoga/fitness/spa studios. Love your Downtown Sarasota lifestyle!

**Photos, video and 3D virtual tour of this home at:**

**[1663AldermanStreet.com](http://1663AldermanStreet.com)**

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## DOWNTOWN SARASOTA LIFESTYLE

- Live-work-play lifestyle
- Walk to downtown shopping, dining, Farmers' Market, yoga and fitness studios
- Walk to Payne Park:
  - Walking trails
  - Skate Park
  - Tennis Center
  - Playground
- Walk to Bayfront Park:
  - Waterfront park
  - Walk/bike trails
  - Freedom Boat Club
  - O'Leary's Tiki Bar
- Walk to Marina Jacks:
  - City marina
  - Deep harbor dockage
  - Waterfront dining
  - Boat rentals
  - Patio lounge
- 1 block to foot bridge over Hudson Bayou with ramp for kayaks
- 2 blocks to Towles Court Artist Colony
- 0.5 mile to Publix and 0.7 mile Whole Foods
- 4 miles to St. Armands Circle and Lido Beach



## HISTORIC LAUREL PARK

- Prime downtown Sarasota location
- National Historic District
- Quiet neighborhood

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- Diverse mix of professionals, families, artisans and retirees
- Easy access to surrounding restaurants and shops

## RESIDENCE FEATURES

- 6,083 sq. ft. | 0.14 acre
- Built in 2020 by Legacy Builders
- 2,652 sq. ft. A/C | 3,451 sq. ft. total
- 4 bedrooms, 3 baths
- 24-gauge metal hip roof
- High ceilings
- 8-ft. doors throughout
- High-end appliances
- Hardwood floors
- Walled and gated
- Low-maintenance Florida-friendly landscape

## CONVENIENCE FEATURES

- Elevator
- Impact glass windows and doors
- LED lighting on dimmers throughout
- TECO natural gas
- Tankless gas water heater
- Gutters and downspouts
- Concrete block construction
- Whole-house generator
- Security system
- Exterior corral for A/C and generator



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## FIRST FLOOR

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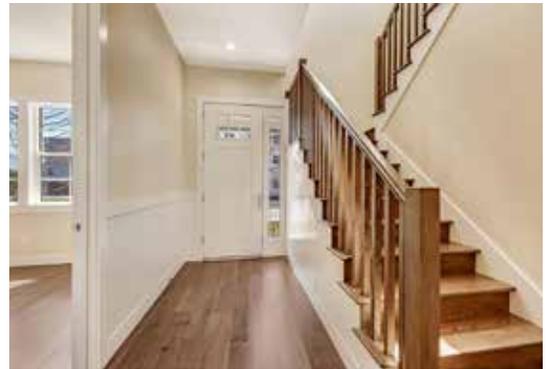
### COVERED ENTRY

- Size: 11'0" x 5'2"
- ThermaTru triple-lock entry door with sidelight



### FOYER

- Size: 5'1" x 11'0"
- Hardwood floor
- Recessed ceiling lights
- Beadboard half wall



### GREAT ROOM

- Size: 16'5" x 15'0"
- Hardwood floor
- Recessed ceiling lights
- Ceiling fan with light
- Built-in ceiling speakers for surround sound
- ThermaTru triple-lock French doors to covered patio



### DINING ROOM

- Size: 15'4" x 8'2"
- Hardwood floor
- Recessed ceiling lights
- Ceiling fan with light



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## KITCHEN

- Size: 16'2" x 10'8"
- Hardwood floor
- Recessed ceiling lights
- Solid-wood cabinets with soft-close doors and drawers
- Quartz countertops
- Beadboard backsplash + quartz backsplash behind sink
- Eat-in island with pendant lights above
- High-end stainless steel appliances:
  - Wolf gas slide-in range
  - Convection oven
  - Wolf wall hood/vent
  - SubZero side-by-side refrigerator/freezer
  - Sharp built-in microwave drawer
- Two-bowl farmhouse sink with pull-down faucet and disposal
- Pull-out trash cabinet
- Walk-in pantry



## GUEST BEDROOM

- Size: 14'4" x 12'0"
- Hardwood floor
- Ceiling fan with light
- Closet



## ENSUITE GUEST BATH

- Tile floor
- Recessed ceiling light

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- Solid-wood vanity with quartz top
- Wall mirror
- Vanity lights
- Walk-in shower with tile floor/walls and toiletry alcove
- Doors to guest bedroom and foyer hallway



### LAUNDRY

- Size: 7'9" x 6'6"
- Tile floor
- Solid-wood cabinets
- Utility sink
- Hanging rod over sink
- Electrolux front-loading washer and dryer



### STAIRS

- Stained wood railings and banister
- Large, under-stairs storage closet

### SECOND FLOOR

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#### LOFT/BONUS ROOM

- Size: 11'11" x 11'3" + 11'2" x 4'8"
- Hardwood floor
- Recessed ceiling lights
- Ceiling fan with light



#### MASTER BEDROOM

- Size: 15'4" x 14'5"
- Hardwood floor
- Ceiling fan with light
- His and her walk-in closets



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## ENSUITE MASTER BATH

- 14'2" x 5'11"
- Tile floor
- Recessed ceiling lights
- Solid-wood double vanity with quartz top
- Wall-to-wall mirror
- Vanity lights
- Medicine cabinet
- Water closet
- Walk-in shower with tile floor/walls, toiletry alcove and controls at entry



## BEDROOM 3

- Size: 13'3" x 12'1"
- Hardwood floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet



## BEDROOM 4

- Size: 11'11" x 12'0"
- Hardwood floor
- Ceiling fan with light
- Standard closet



## BATH 3

- Tile floor
- Recessed ceiling lights
- Solid-wood double vanity with quartz top
- Wall mirror
- Vanity lights
- Linen cabinet
- Bathtub/shower with tile walls



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## EXTERIOR

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### 2-CAR GARAGE

- Size: 21'4" x 20'4"
- Painted concrete floor



### COVERED PATIO

- Size: 23'7" x 8'11"
- Brick paver floor
- Recessed ceiling lights
- Ceiling fan with light



### OPEN PATIO

- Size: 30'0" x 10'9" + 23'2" x 28'4"  
(L shape)
- Brick paver floor
- Privacy wall



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