

# DOWNTOWN SARASOTA IN LAUREL PARK

## 1830 HAWKINS COURT



## 1830 HAWKINS COURT

---

Right place, right time. A coveted Downtown Sarasota location in fashionable, walkable Laurel Park. Walk to a variety of five-star restaurants, walk/jog/cycle over the iconic Ringling Bridge, get salty with membership in Freedom Boat Club, train in a boutique fitness studio, relax in a body spa, or simply enjoy the pleasure of living in an easy-care luxury home.

Nestled on a quiet corner lot, this two-story home impresses with a flexible floorplan that includes open living area, home office, 5 bedrooms, 3.5 baths, 2-car garage and generous outdoor living areas including covered lanai, heated pool and open courtyard. Custom built in 2013, high-end details include travertine tile throughout complemented by engineered hardwood floors in the bedrooms, solid-wood cabinetry, granite countertops, high ceilings and impact windows. The generous kitchen features an eat-in island, stainless steel appliances and plenty of counter space for prepping and cooking. The 266-sq. ft. master suite has room to lounge and features a large walk-in closet and ensuite master bath with soaking bathtub and walk-in shower. Outside, a screened in lanai, heated pool and open courtyard provide year-round refreshment in the heart of the city.

Laurel Park is a wonderful neighborhood within one mile of two grocery stores, Bayfront Park, Sarasota Recreational Trail, city marina, Farmers Market, Selby Gardens, shops, restaurants and a variety of yoga/fitness/spa studios. Maximize urban living in this quaint downtown location. Welcome home to your best Sarasota lifestyle!

**Be sure to look at photos, video and 3D virtual tour of this home at:  
[1830HawkinsCourt.com](http://1830HawkinsCourt.com)**

# 1830 HAWKINS COURT

---

## DOWNTOWN SARASOTA LIFESTYLE

- Live-work-play city oasis
- Walk to downtown shopping, dining, Farmers' Market, yoga and fitness studios
- Walking distance to Bayfront Park amenities:
  - Waterfront park
  - Walk/bike trails
  - Freedom Boat Club
  - O'Leary's Tiki Bar
- Walking distance to Marina Jacks:
  - City marina
  - Deep harbor dockage
  - Waterfront dining
  - Boat rentals
  - Patio lounge
- 1 mile to Publix and Whole Foods



## HISTORIC LAUREL PARK

- Prime downtown Sarasota location
- National Historic District
- Quiet neighborhood
- Diverse mix of professionals, families, artisans and retirees
- Easy access to surrounding restaurants and shops

# 1830 HAWKINS COURT

---

## EXTERIOR

- 5,238 sq. ft. / 0.12 acre
- Screened-in pool (new screen and new pool equipment)
- Covered lanai
- Open patio
- Detached storage shed (new)
- Fenced and gated
- Outdoor lights



## INTERIOR

- 2,977 sq. ft. A/C | 3,628 sq. ft. total
- 5 bedrooms, 3.5 baths
- Study/office
- Travertine tile and engineered hardwood flooring
- Solid-wood cabinetry
- Granite countertops
- Laundry room



## FIRST FLOOR

---

### COVERED ENTRY

- Size: 10'1" x 6'4"
- Brick paver floor
- Recessed ceiling light



### FOYER

- Size: 11'2" x 5'5"
- Travertine tile floor
- Recessed ceiling lights
- Coat/storage closet



# 1830 HAWKINS COURT

---

## LIVING/GREAT ROOM

- Size: 19'4" x 18'9"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan with lights
- Tile accent wall
- Sliding glass doors to covered lanai



## DINING ROOM

- Size: 10'10" x 7'3"
- Travertine tile floor
- Recessed ceiling lights



## KITCHEN

- Size: 17'0" x 11'4"
- Travertine tile floor
- Recessed ceiling lights + track lights
- Solid-wood cabinets with soft-close drawers
- Granite countertops
- Eat-in island with pendant lights above
- GE stainless steel appliances:
  - Glass cooktop
  - Wall hood/vent
  - Built-in oven
  - Built-in microwave over oven
  - Dishwasher
  - Side-by-side refrigerator/freezer with in-door ice/water dispenser
- 2-bowl sink with pull-out faucet and disposal
- Walk-in pantry



# 1830 HAWKINS COURT

---

## STUDY/OFFICE

- Size: 10'10" x 10'8"
- Engineered hardwood floor
- Ceiling light



## POWDER ROOM

- Travertine tile floor
- Floating vanity

## SECOND FLOOR

---

### MASTER BEDROOM

- Size: 19'0" x 13'10"
- Engineered hardwood floor
- Recessed ceiling lights
- Ceiling fan
- Large walk-in closet



### ENSUITE MASTER BATH

- 13'6" x 12'2"
- Travertine tile floor
- Ceiling light
- Solid-wood dual vanity with granite top
- 2 framed mirrors
- Vanity sconces
- Bathtub with travertine tile surround
- Walk-in shower with travertine tile floor/walls, toiletry shelf, rain shower and glass enclosure
- Commode alcove
- Linen closet



# 1830 HAWKINS COURT

---

## BEDROOM 2

- Size: 11'2" x 10'8"
- Engineered hardwood floor
- Ceiling light
- Walk-in closet



## BEDROOM 3

- Size: 11'4" x 11'2"
- Engineered hardwood floor
- Ceiling light
- Standard closet



## BATH 2

- Travertine tile floor
- Ceiling light
- Solid-wood vanity with granite top
- Framed mirror
- Vanity sconces
- Walk-in shower with travertine tile floor/walls, toiletry shelf and glass enclosure



## BEDROOM 4

- Size: 14'8" x 10'10"
- Engineered hardwood floor
- Ceiling light
- Walk-in closet



# 1830 HAWKINS COURT

---

## BEDROOM 5

- Size: 12'3" x 11'10"
- Engineered hardwood floor
- Ceiling light
- Walk-in closet



## BATH 3

- Travertine tile floor
- Ceiling light
- Solid-wood vanity with granite top
- Framed mirror
- Vanity sconces
- Bathtub/shower with travertine tile walls and toiletry shelf



## LAUNDRY

- Size: 8'9" x 7'3"
- Travertine tile floor
- Laundry sink
- Maytag washer and dryer



## HALLWAY

- Storage closet

## EXTERIOR

---

## 2-CAR GARAGE

- Size: 19'0" x 18'8"
- Concrete floor
- Automatic door

# 1830 HAWKINS COURT

---

## COVERED LANAI

- Size: 18'3" x 9'10"
- Brick paver floor
- Recessed ceiling lights
- Ceiling fan
- Sliding glass doors to living room
- Door to kitchen



## POOL

- Size: 30'0" x 9'4"
- Brick paver pool deck
- Screen enclosure (new)
- Child safety fence
- New pool equipment



## OUTDOOR PATIO

- Size: 18'9" x 12'6"
- Brick paver floor



**Peter G. Laughlin | 941.356.8428**

**[peter.laughlin@premiersir.com](mailto:peter.laughlin@premiersir.com)**

**[PeterGLaughlin.com](http://PeterGLaughlin.com)**

Personal property does not convey. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.

# 1830 HAWKINS COURT

---

