

WEST OF TRAIL IN LINCOLN PARK

1749 LINCOLN PARK CIRCLE



FULFILLING LIFESTYLE DREAMS



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Classic American style in Lincoln Park -- a charming West of Trail neighborhood on the outskirts of Downtown Sarasota. This picturesque cul de sac community has only eight residences with direct water access via deeded boat docks on Hudson Bayou. This home is on the bayou with direct water view.

Informal, yet eminently cultured, this unique residence embodies artistic craftsmanship. From the hand-crafted mahogany entry door, to the custom stained glass wall panels in the sitting room, to the distinct mosaic wall in the master bath, the visibility of the artist's hand transcends the ordinary. Other unique finishes include mesquite wood floors throughout, stamped tin ceilings in the sitting room and great room, and Italian marble fireplace mantle.

The home has great flow and entertains well with formal dining room, high-end kitchen, spacious great room, and balcony with steps to the pool area. The kitchen was completely remodeled in 2019 by Cucine Ricci and features European cabinetry, high-end appliances, and floral mosaic accent wall. Flexible private quarters include two master suites, one upstairs and one downstairs; a third bedroom; and den/TV room that can easily be converted into a fourth bedroom. Recent upgrades include new roof in 2020 and new A/C in 2019. A deeded dock with boat lift on Hudson Bayou provides access to Sarasota's waterways for outstanding fishing, cruising and enjoying Florida's Nature Coast.

Lincoln Park is a wonderful neighborhood within one mile of two grocery stores, Bayfront Park, Sarasota Recreational Trail, Farmers Market, shopping, dining and a variety of fitness studios. And just five minutes to St. Armands Circle and Lido Beach.

**Photos, video and 3D tour of this home available at:
1749LincolnPark.com**

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LINCOLN PARK

- West of Trail just south of Downtown Sarasota
- Deeded boat docks on Hudson Bayou
- Convenient to all amenities:
 - 0.5 mile to Downtown Sarasota
 - 0.6 mile to Selby Gardens
 - 1.0 mile to Sarasota Memorial Hospital
 - 1.0 mile to Southside Village
 - 1.3 miles to Bayfront Park, Marina Jack and City Marina
 - 4 miles to St. Armands Circle and Lido Beach
 - 5.5 miles to SRQ International Airport

EXTERIOR FEATURES

- 10,020 sq. ft. lot (0.23 acre)
- Deeded boat dock with boat lift
(lift motors need service/repair)
- New roof
- New A/C 2019
- Back balcony with water view
- Pool and spa
- TECO natural gas
- Well-maintained landscape
- Landscape lighting
- Two-car garage



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INTERIOR FEATURES

- 3,020 sq. ft. A/C | 4,168 sq. ft. total
- 4 bedrooms, 3.5 baths
- Custom finishes throughout including:
 - Mesquite wood flooring
 - Custom stained glass panels in sun room
 - Custom mosaic wall in upstairs master bath
 - Tin ceilings in great room and sun room
 - Floral mosaic backsplash in kitchen
 - Handcrafted mahogany front door
- Electric fireplace with Italian marble mantel
- New kitchen remodel 2019
- 3M impact resistant film on all windows
- Whole-house water purification system
- New gas water heater
- Plantation shutters



1ST FLOOR

COVERED ENTRY

- Size: 13'0" x 9'5"
- Brick floor

FOYER

- Size: 13'2" x 9'5"
- Wood floor
- Recessed ceiling lights
- Custom, hand-crafted mahogany front door with decorative leaded glass sidelights



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SITTING ROOM

- Size: 15'7" x 7'11"
- Wood floor
- Wall wainscoting
- Stamped tin ceiling
- Custom stained glass wall panels



DINING ROOM

- Size: 12'2" x 12'0"
- Wood floor
- Crown molding



GREAT ROOM

- Size: 17'5" x 17'1"
- Wood floor
- Stamped tin ceiling
- Electric fireplace with Italian marble mantle
- French doors to balcony with full sidelights



KITCHEN

(remodeled in 2019 by Cucine Ricci)

- Size: 13'0" x 8'2"
- Wood floor
- Recessed ceiling lights
- European cabinetry with soft close doors and drawers
- Under-cabinet lighting
- Quartz countertops and backsplash
- Floral mosaic backsplash on stove wall
- Cabinet pantry with pull-out drawers



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- High-end appliances:
 - Bosch induction cooktop
 - GE Monogram wall convection oven
 - GE Monogram wall microwave
 - Dacor integrated side-by-side refrigerator/freezer
 - Integrated dishwasher
- Oversize one-bowl sink with pull-out faucet, disposal and under-sink water purifier



FAMILY DINING

- Size: 9'8" x 8'4"
- Wood floor
- Built-in wall storage



POWDER BATH

- Wood floor
- Recessed ceiling lights
- Pedestal sink
- Freeform mirror
- Vanity sconce
- Beadboard half wall

MASTER BEDROOM

- Size: 15'8" x 14'6"
- Wood floor
- Walk-in closet with wardrobe organizer



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ENSUITE MASTER BATH

- Size: 11'3" x 12'7"
- Wood floor
- Glass tile half wall
- Double vanity with granite top
- Wall-to-wall mirror
- Vanity lights
- Jetted bathtub with tile surround
- Walk-in shower with tile floor/walls, shower head + adjustable shower spray, toiletry alcove and glass door
- Alcove for commode



STAIRS

- Wood treads
- Under-stairs storage



2ND FLOOR

MASTER BEDROOM 2

- Size: 15'4" x 14'2"
- Wood floor
- Tray ceiling
- Built-in wardrobe cabinets



ENSUITE MASTER BATH 2

- Size: 11'10" x 11'0"
- Custom marble tile floor with mosaic center
- Custom mosaic art wall
- Recessed ceiling lights
- Two vanities with wall mirrors
- Walk-in shower with tile floor/walls and rain shower + regular shower
- Water closet



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BEDROOM 3

- Size: 12'4" x 11'0"
- Wood floor
- Ceiling fan
- Standard closet



BEDROOM 4

(being used as a TV room)

- Size: 13'5" x 11'5"
- Wood floor
- Built-in cabinets, shelves and desk



BATH 3

- Tile floor
- Recessed ceiling light
- Single vanity with wall-to-wall mirror and vanity light
- Bathtub/shower with tile walls
- Linen closet
- Commode alcove



LAUNDRY

- Size: 8'8" x 4'11"
- Tile floor
- Folding counter
- Built-in iron
- GE front-loading washer and dryer

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EXTERIOR

2-CAR GARAGE

- Size: 24'7" x 18'9"
- Wall-to-wall storage cabinets
- Overhead storage



BALCONY

- Size: 23'0" x 11'7"
- Ipe wood deck
- Water view



POOL/SPA

- Size: 19'0" x 14'5"
- Travertine pool deck



BACK COURTYARD

- Brick hardscape
- Pergola
- Very private

BOAT DOCK

- Western-most boat dock
- Boat lift
(*capacity unknown; motors need service*)
- Water and electric
- High-tide clearance at Orange Avenue bridge is 9-ft. (*per owner*)



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