

DOWNTOWN SARASOTA

1257-E FRUITVILLE ROAD



FULFILLING LIFESTYLE DREAMS



1257-E FRUITVILLE ROAD

Downtown Sarasota end-unit townhouse at The Encore. Excellent location close to everything that makes Sarasota one of the best places to live and visit -- the Bayfront, beaches, airport, dining, shopping and the arts. Walk to a variety of top-rated restaurants, jog/walk/cycle over the iconic Ringling Bridge, explore coastal waterways with membership in Freedom Boat Club, stay fit in a boutique fitness studio, or simply enjoy life in an urban setting.

Offering 1,533 sq. ft. of living space, this townhouse has three levels. The first level has the living room with 13-ft. ceiling and powder room. The second level has the kitchen, dining room and covered balcony. It has a railing overlooking the living room for an open, spacious feel. The third level has two private bedroom suites quietly removed from the living areas. This residence comes with two parking spaces inside the gated community courtyard which include a one-car garage and one-car carport.

The Encore is within one mile of two grocery stores, Bayfront Park, The Bay, Sarasota Recreational Trail, city marina, Farmers Market, performing arts venues, shopping and dining. Welcome to your Downtown Sarasota lifestyle!

Photos and video available at:

PeterGLaughlin.com/1257-Fruitville-Road

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DOWNTOWN SARASOTA LIFESTYLE

- Walk to downtown shopping, dining, Farmers' Market, galleries, performing arts, 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
- Walking distance to The Bay Sarasota which will include:
 - Fountain Garden
 - Mangrove Bayou
 - Living Shoreline
 - Sunset Pedestrian Boardwalk
- 1 mile to Publix and Whole Foods



RESIDENCE FEATURES

- 1,533 sq. ft. A/C | 2,052 sq. ft. total
- 2 bedrooms, 2.5 baths
- Plantation shutters
- 1-car garage + 1-car carport
- The Enclave gated community of 15 townhomes with private courtyard

1257-E FRUITVILLE ROAD

FOYER

- Size: 6'4" x 3'1"
- Tile floor

LIVING/FAMILY ROOM

- Size: 15'8" x 14'4"
- Wood-look vinyl plank floor
- 13'2" ceiling
- Crown molding
- Modern chandelier



POWDER ROOM

- Tile floor
- Recessed ceiling lights
- Crown molding
- Pedestal sink
- Vanity lights



DINING ROOM

- Size: 14'11" x 8'8"
- Tile floor
- Crown molding
- Modern hanging light
- Buffet alcove
- Sliding glass doors to covered balcony



COVERED BALCONY

- Size: 11'6" x 7'8"
- Composite deck



1257-E FRUITVILLE ROAD

KITCHEN

- Size: 14'10" x 11'5"
- Tile floor
- Crown molding
- Laminate cabinets with solid-surface countertops
- White appliances:
 - Glass cooktop
 - Over-cooktop microwave
 - Built-in wall oven
 - Side-by-side refrigerator/freezer
- Two-bowl sink with disposal
- Eat-in island:
 - Prep sink with disposal
 - Eat-in counter
- Cabinet pantry
- Lots of storage



MASTER BEDROOM

- Size: 15'0" x 12'2"
- Wood-look vinyl plank floor
- Standard closet
- Linen/storage closet
- Walk-in closet (in master bath)

ENSUITE MASTER BATH

- 10'10" x 10'9"
- Tile floor
- Recessed ceiling lights
- Crown molding



1257-E FRUITVILLE ROAD

- Double vanity with cultured marble top and integrated sinks
- Wall-to-wall mirror
- Medicine cabinet
- Vanity lights
- Bathtub with cultured marble surround
- Walk-in shower with tile floor/walls and glass door
- Commode alcove



BEDROOM 2

- Size: 13'11" x 11'8"
- Wood-look vinyl plank floor
- Standard closet



ENSUITE BATH 2

- Tile floor
- Recessed ceiling lights
- Single vanity with cultured marble top and integrated sink
- Wall mirror
- Medicine cabinet
- Vanity lights
- Walk-in shower with tile floor/walls



LAUNDRY CLOSET

- Kenmore stacked washer/dryer unit

1257-E FRUITVILLE ROAD

1-CAR GARAGE

- Size: 12'8" x 19'4"
- Painted concrete floor
- Automatic door
- Under-stairs storage closet

1-CAR CARPORT

- Size: 10'0" x 16'0"
- Brick paver floor



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