

DOWNTOWN URBAN CHIC

525 NORTH ORANGE AVENUE #203



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Welcome to this nearly new, corner residence in The Courtyard at Citrus, a mixed-use condominium inspired by European cityscapes. Located in Downtown Sarasota's Rosemary District, you're just steps to charming cafes, five-star dining, inspired galleries and unique boutiques.

This upscale, designer condo is pure bliss. Soothing wall colors, high ceilings and ultra-quiet sound abatement create a cozy and comfortable conviviality that engender everyday delight. Two private bedrooms, two baths and open living area are finely appointed with all-wood cabinetry, granite countertops, light wood-look porcelain tile flooring, crown molding with cornices, impact glass windows and 8-ft. solid-core doors. The spacious kitchen features stainless steel appliances and plentiful storage. The in-unit laundry closet has full-size washer and dryer. The community is gated with covered solar carport that powers outside lights and one outlet per unit.

The Courtyard at Citrus embodies Downtown Sarasota's New Urbanist guidelines of human-scale, low-density and walkable communities. Ten residences are set above ground-level storefronts and a private courtyard with fireplace. Tree-lined streetscapes, brick sidewalks and distinctive street lamps add traditional flair to the neighborhood.

Excellent location just minutes to Sarasota venues such as Bayfront Park, Payne Park, Selby Gardens, performing arts, St. Armands Circle, Lido Beach, The Ringling and SRQ International Airport.

Photos and video available at:

PeterGLaughlin.com/525-north-orange-avenue-203

525 NORTH ORANGE AVENUE #203

THE COURTYARD AT CITRUS

- Downtown Sarasota Rosemary District
- New urbanist mixed-use condominium inspired by European cityscapes
- 10 designer residences on the upper two levels
- Retail/professional storefronts on the first level
- Tree-lined streetscape with distinctive lamp posts
- Gated community with covered parking and low monthly fees
- Private outdoor courtyard with fireplace
- Convenient location:
 - 0.4 mile to Whole Foods Market
 - 0.8 mile to Bayfront Park
 - 1.1 miles to Payne Park
 - 1.4 miles to Publix Supermarket
 - 2.2 miles to Sarasota Memorial Hospital
 - 3 miles to St. Armands Circle and Lido Beach
 - 3.7 miles to SRQ International Airport



RESIDENCE FEATURES

- Newly built in 2019
- 1,163 sq. ft. corner unit
- 2 bedrooms, 2 baths
- Open floorplan
- Porcelain tile flooring



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- High ceilings:
 - 8'10" throughout
 - 9'10" in living/dining rooms
 - 9'4" in master bedroom
- Crown molding with cornices
- Plantation shutters
- 8-ft. solid-core doors
- High-end closet organizers
- Granite countertops
- Solid-wood cabinetry
- Impact glass windows and doors
- Private and quiet residence
- Solar panels on carport power outside lights + one outlet in residence for use during power outages
- Parking #203



FOYER

- Size: 7'8" x 6'11"
- Porcelain tile plank floor
- Pendant ceiling light
- Full-light front door

LIVING ROOM

- Size: 13'2" x 12'8"
- Porcelain tile plank floor
- Crown molding
- Pendant ceiling light
- French doors to Juliette balcony overlooking courtyard



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DINING ROOM

- Size: 12'6" x 12'0"
- Porcelain tile plank floor
- Crown molding
- Pendant ceiling light
- French doors to Juliette balcony overlooking courtyard



KITCHEN

- Size: 12'4" x 12'0"
- Porcelain tile plank floor
- Recessed ceiling lights
- Solid-wood cabinets with soft-close drawers and doors
- Under-cabinet lighting
- Granite countertops
- Samsung stainless steel appliances:
 - Range with smooth cooktop and regular oven
 - Over-range microwave
 - Side-by-side refrigerator/freezer
 - Dishwasher
- Two-bowl stainless steel sink with pull-out faucet and disposal



MASTER BEDROOM

- Size: 12'5" x 12'0"
- Porcelain tile plank floor
- Crown molding
- Walk-in closet with wardrobe organizer



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ENSUITE MASTER BATH

- Size: 8'0" x 6'9"
- Porcelain tile plank floor
- Recessed ceiling lights
- Solid-wood single vanity with granite top
- Vanity mirror is a medicine cabinet
- Vanity lights
- Walk-in shower with tile floor/walls and glass enclosure



BEDROOM 2

- Size: 10'1" x 9'11"
- Porcelain tile plank floor
- Built-in Murphy bed
- Standard closet with wardrobe organizer



BATH 2

- Porcelain tile plank floor
- Solid-wood single vanity with granite top
- Medicine cabinet
- Vanity mirror is a medicine cabinet
- Vanity lights
- Walk-in shower with tile floor/walls and glass enclosure



LAUNDRY CLOSET

- Full-size stacked Samsung front-loading washer and dryer



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