

WEST OF TRAIL MODERN

1331 SOUTH OSPREY AVENUE



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Modern Sarasota residence in highly-desirable West of Trail location — walk to Southside Village and only one mile to downtown Sarasota. Come home to an in-town oasis filled with natural light, open living areas, and private courtyard with heated pool/spa and outdoor kitchen perfect for family fun and entertaining.

Nearly new 2018 custom home with bold, angular design and luxury finishes for a simply inspiring lifestyle. This courtyard home was designed for privacy inside and out, including ultra-quiet sound abatement. Every detail was carefully selected and expertly installed: 10-ft. ceilings, 8-ft. solid-core doors, LED recessed ceiling lights, imported Italian cabinetry, quartz countertops, fossil stone and wood floors, and black stainless steel appliances. For convenience and energy efficiencies, the home is fitted with low-E insulated UV coated impact glass, tankless gas hot water, security cameras, integrated home automation, four-zone A/C system, central vacuum and well irrigation.

Offering 3,468 sq. ft. of living space, the open floor plan on the first floor includes a large living room, dining room and high-end kitchen. The open space flows into a private courtyard oasis with heated pool/spa, covered lanai and outdoor kitchen. The high-end kitchen has Italian cabinetry with soft-close mechanism, an oversize center island, two-sided eat-in peninsula and full suite of black stainless steel appliances. Nice-to-have features include a tall wine refrigerator and built-in coffee station. The master retreat is on the first floor, tucked away from the rest of the home, and features sliding glass doors to the pool area. The second floor houses a family/bonus room, second master suite and two additional bedrooms with Jack and Jill bath. Every room in this impressive home has a view of the pool/courtyard.

Excellent West of Trail location within one mile of two grocery stores, Sarasota Memorial Hospital, Downtown Sarasota, Bayfront Park, Sarasota Recreational Trail, city marina, Farmers Market, shopping, dining and a variety of yoga/fitness studios.

**Photos, video and 3D virtual tour of this home available at:
1331SouthOsprey.com**

1331 SOUTH OSPREY AVENUE

WEST OF TRAIL LIFESTYLE

- Live-work-play in-town oasis
- Walk to Sarasota Memorial Hospital
- Walk to Southside Village
- Within one mile of downtown shopping, dining, performing arts, Farmers' Market, yoga and fitness studios
- 1 mile to Southside Elementary school
- 1 mile to Bayfront Park amenities:
 - Waterfront park
 - Walk/bike trails
 - Freedom Boat Club
 - O'Leary's Tiki Bar
- 1 mile to Marina Jacks:
 - City marina
 - Deep harbor dockage
 - Waterfront dining
 - Boat rentals
 - Patio lounge
- 4 miles to St. Armands Circle and Lido Beach
- 6 miles to Siesta Key Beach
- 5 miles to SRQ International Airport



EXTERIOR

- 8,438 sq. ft. / 0.19 acre
- Modern design
- Courtyard home designed for privacy inside and out
- Fossil stone exterior hardscape



1331 SOUTH OSPREY AVENUE

- Heated swimming pool/spa with waterfall feature
- Fenced and gated backyard
- Privacy landscape
- 2-car garage + extra parking spaces on driveway

INTERIOR

- 3,468 sq. ft. A/C | 4,344 sq. ft. total
- 4 bedrooms, 4 baths
- 10'0" ceilings
(*some rooms higher*)
- Every room has a view of the pool/courtyard
- Fossil stone tile flooring on first floor
Wood flooring on second floor
- Solid-core doors
- Imported Italian cabinetry throughout with soft-close doors and drawers
- Stainless toe kicks under cabinets
- Quartz countertops throughout
- Custom window shades throughout
- KitchenAid black stainless steel appliances
- Art gallery wall in hallway to master bedroom

CONVENIENCE/ENERGY FEATURES

- LED recessed ceiling lights throughout
- Low-E, insulated, UV coated, impact glass windows and sliding doors
- 4-zone A/C



1331 SOUTH OSPREY AVENUE

- Fully automated home integrated with Alexa:
 - Lighting
 - Thermostat
 - TV
 - Pool
 - Garage
- Structured wiring for ceiling speakers
- Ultra-quiet sound abatement
- 6 Lorex outdoor security cameras
- 2 tankless gas water heaters
- TECO natural gas
- Central vacuum
- Irrigation water from well



FIRST FLOOR

ENTRY

- Size: 7'4" x 13'4"
(partially covered)
- Gate
- Stone accent wall



FOYER

- Size: 7'10" x 7'3"
- 15'11" ceiling
- Modern chandelier
- Fossil stone tile floor
- Oversize picture window with view of pool/courtyard
- Coat closet (in hallway)



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LIVING ROOM

- Size: 19'6" x 12'0"
- Fossil stone tile floor
- LED recessed ceiling lights
- Ambient lighting
- Ceiling speakers
- Flush-mount electric fireplace with heat settings
- Fully-pocketed sliding glass doors to courtyard pool area



DINING ROOM

- Size: 19'6" x 8'0"
- Fossil stone tile floor
- LED recessed ceiling lights
- Fully-pocketed sliding glass doors to courtyard pool area



KITCHEN

Designed and installed by Cucine Ricci

- Size: 15'0" x 14'2" + 7'9" x 5'6"
- Fossil stone tile floor
- LED recessed ceiling lights
- Ceiling speakers
- Italian cabinetry with soft-close drawers/doors and two-tone finishes: matte gray and wood
- Quartz countertops
- Dimensional tile backsplash
- Cabinet pantry with pull-out drawers
- Center island
- 2-sided eat-in peninsula



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- Oversize Blanco sink with pull out faucet and disposal
- KitchenAid black stainless appliances:
 - 5-burner induction cooktop
 - Wall-mount chimney hood
 - Two built-in convection wall ovens
 - French-door refrigerator with bottom freezer drawer
 - Dishwasher
- Summit tall wine refrigerator
- JennAir built-in coffee station
- Mini-office with desk, built-in file drawer and shelves



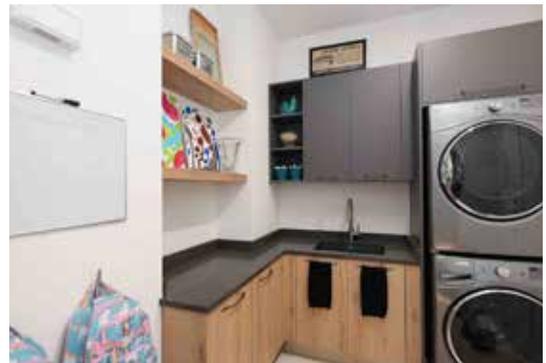
POOL BATH

- Fossil stone tile floor
- LED recessed ceiling lights
- Free-standing sink
- Beveled-edge wall mirror
- Vanity lights
- Walk-in shower with fossil stone tile floor, tile wall, 3 clerestory windows, glass enclosure (*no door*) and controls at entry
- Skirted commode



LAUNDRY

- Size: 8'8" x 7'1"
- Fossil stone tile floor
- Upper and lower cabinets with quartz top
- Blanco sink
- Whirlpool stacked, full-size, front-loading washer and dryer



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OFFICE/FLEX ROOM

- Size: 12'8" x 12'1"
- Fossil stone tile floor
- 12'0" ceiling
- LED recessed ceiling lights
- Ceiling speakers
- Ceiling-mount WiFi extender
- Windows designed to provide optimal all-day natural light



MASTER BEDROOM

- Size: 15'6" x 13'10"
- Fossil stone tile floor
- LED recessed ceiling lights
- Ceiling speakers
- Sliding glass doors to courtyard/pool
- Art gallery wall in hallway to bedroom
- Huge walk-in closet:
 - High-end wardrobe organizing system
 - Ceiling speaker
 - Meanders under stairs for extra storage
 - Can be made into a safe room



MASTER BATH

- Size: 11'6" x 11'0"
- Porcelain tile floor
- LED recessed ceiling lights
- Double vanity with quartz top and high backsplash
- Wall-mount faucets
- 3 bevel-edge wall mirrors



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- Vanity sconces
- Free-standing bathtub
- Walk-in shower with tile floor/walls, toiletry alcove, glass enclosure and controls at entry
- Water closet with skirted commode

STAIRS

- Fossil stone tile stairs
- High ceiling with ambient lighting
- Clerestory windows

SECOND FLOOR

FAMILY/BONUS ROOM

- Size: 19'3" x 14'0"
- Wood floor
- Tray ceiling
- LED recessed ceiling lights
- Ceiling speakers
- Wet bar with sink and beverage refrigerator
- Storage closet
- 3 clerestory windows
- Sliding glass doors to open balcony overlooking pool/courtyard

2ND MASTER BEDROOM

- Size: 13'4" x 11'7"
- Wood floor
- Tray ceiling
- LED recessed ceiling lights
- Walk-in closet with ventilated wood shelving
- Sliding glass doors to open balcony overlooking pool/courtyard



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ENSUITE BATH

- Porcelain tile floor
- Floating single vanity with quartz top
- Wall-to-wall vanity mirror
- Vanity lights
- 2 clerestory windows
- Walk-in shower with penny tile floor and 3D circle tile walls
- Water closet with skirted commode



BEDROOM 3

- Size: 11'7" x 10'11"
- Wood floor
- LED recessed ceiling lights
- Small walk-in closet with ventilated wood shelving



BEDROOM 4

- Size: 16'1" x 11'11"
- Wood floor
- LED recessed ceiling lights
- Small walk-in closet with ventilated wood shelving
- Vertical windows with view of pool/ courtyard



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JACK & JILL BATH

- Penny tile floor with unique blue grout
- 2 private commode/vanity rooms:
 - Single vanity with quartz top
 - Vanity mirror
 - Hanging vanity light
 - Skirted commode
- Bathtub/shower in the middle with penny tile/ blue grout walls, 2 toiletry alcoves and glass bypass doors



EXTERIOR

2-CAR GARAGE

- Size: 19'0" x 20'9"
- 12'5" ceiling
- Clerestory windows for natural light
- Blue-speck epoxy coated floor



COVERED LANAI

- Size: 10'2" x 12'0"
- Fossil stone tile floor
- Pendant lights
- Sliding glass doors to living/dining room
- Full-light door to kitchen
- Full-light door to hallway and pool bath



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OUTDOOR KITCHEN

- Size: 12'0" x 9'7"
- Fossil stone tile floor
- LED recessed ceiling lights
- Ceiling fan
- Ceiling speakers
- Built-in counter with fossil stone finish and granite countertop
- Blaze gas grill
- Wall-mount chimney hood
- 2-burner gas cooktop
- Beverage refrigerator
- Blanco sink



HEATED POOL/SPA

- Size: 16'0" x 25'0"
- Fossil stone tile pool deck
- Covered seating area with waterfall feature
- Sun shelf
- Salt water chlorination
- Ozonator
- Auto-fill and overflow system
- Gas heater
- Colored LED lights
- Sliding glass doors to living/dining room and master bedroom



Peter G. Laughlin | 941.356.8428

peter.laughlin@premiersir.com

PeterGLaughlin.com

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