

REGENCY HOUSE

435 GULFSTREAM AVENUE #708



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Re-imagine your life in Downtown Sarasota, one of the most beautiful cities in the United States. Bordering Sarasota Bay and just one mile to cool quartz-sand beaches, this roomy 1,705 sq. ft. residence in Regency House offers 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/cycle over the iconic Ringling Bridge, explore coastal waterways with membership in Freedom Boat Club, stay fit in a boutique fitness studio, relax in a body spa, or simply enjoy living in laid back, urban lifestyle.

This two bedroom, two bath, split plan on the 7th floor features a 640 sq. ft. central great room that can be configured to your heart's desire. The enclosed Florida room features floor-to-ceiling sliders that bring natural light into the condo. One bedroom has two walk-in closets and ensuite bath, and the second bedroom has one walk-in closet and private bath.

Regency House is a boutique condominium of 80 residences on 11 floors. Amenities include 24/7 concierge, club room, exercise room, pool and patio. Only annual leases are allowed, and there is a 13 unit rental cap. No pets allowed.

Located right on "Marina Row" within one mile of two grocery stores, Bayfront Park, city marina, Selby Gardens, Payne Park and performing arts venues. Enjoy the pleasure of living in Sarasota's constantly evolving downtown lifestyle.

Photos, video and 3D tour available at:

PeterGLaughlin.com/435-Gulfstream-Avenue

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REGENCY HOUSE

- Across from Bayfront Park on Downtown Sarasota's Gulfstream Avenue
- 11 floors | 80 residences
- Amenities include:
 - Full-time concierge
 - Club room
 - Exercise room
 - Pool and patio
 - Pool bath
 - Laundry room on each floor
 - Covered parking
- Walk to galleries, cafes, restaurants, boutiques and Saturday farmers' market
- Walk to Selby Gardens and Bayfront Park
- Minutes to beaches, golf, airport and world-class cultural venues
- Convenient location:
 - 0.2 mile to Bayfront Park and city marina
 - 0.6 mile to Whole Foods
 - 1.0 mile to Publix Supermarket
 - 1.5 mile to Payne Park
 - 1.6 miles to Sarasota Memorial Hospital and Southside Village
 - 2.8 miles to St. Armands Circle and Lido Beach
 - 4.0 miles to SRQ International Airport



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RESIDENCE FEATURES

- 1,705 sq. ft.
- 2 bedrooms, 2 baths
- Assigned parking
(parking assigned after purchase)
- In-unit washer and dryer

FOYER

- Size: 9'6" x 4'1"
- Tile floor
- Ceiling light
- Storage closet
(LG dryer in storage closet)

LIVING ROOM

- Size: 19'9" x 12'7"
- Carpet
- Alcove for entertainment center

DINING ROOM

- Size: 19'9" x 11'6"
- Carpet
- Chandelier

FLORIDA ROOM

- Size: 15'11" x 7'9"
- Carpet
- Ceiling fan with light
- Built-in shelves room divider between
Florida room and great room
- Sliding glass doors with city view



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KITCHEN

- Size: 12'2" x 8'10"
- Track lights
- Tile floor
- Laminate cabinets and countertops
- White appliances:
 - Range with glass cooktop and two ovens
 - Over-range microwave
 - Side-by-side refrigerator/freezer
 - Dishwasher
- Single-bowl stainless sink with pull-out faucet and disposal
- Under-sink water filter with spigot
- LG front-loading washer



BEDROOM 1

- Size: 18'1" x 11'10"
- Carpet
- Partial bay view from window
- 2 walk-in closets



ENSUITE BATH

- Size: 10'0" x 7'0" (irregular)
- Tile floor
- Recessed ceiling lights
- Wood vanity with granite top
- Wall-to-wall mirror
- Walk-in shower with tile floor/walls, toiletry shelves and glass bypass doors



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BEDROOM 2

- Size: 17'0" x 11'11"
- Carpet
- Partial bay view from window
- Walk-in closet



BATH 2

- Tile floor
- Recessed ceiling lights
- Wood vanity with granite top
- Glass vessel sink
- Wall-to-wall mirror
- Walk-in shower with tile floor/walls, toiletry shelves, two shower heads and glass enclosure



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