

# WEST OF TRAIL IN PARADISE SHORES

## 2120 ORIOLE DRIVE



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Inviting Sarasota West of Trail home in highly-desirable Paradise Shores — walk to Southside Village and only one mile to Sarasota Memorial Hospital and Downtown Sarasota. Filled with natural light and open living areas, this home has been tastefully updated to today's modern standards. Every aspect has been elevated to give you comfort and luxury -- from rooms that flow seamlessly to the outside, to the two oversize conditioned garages, to the walled-in poolscape with low-maintenance landscape. Luxury appointments include travertine tile flooring, impact windows, crown molding, quartz accent wall in living room, solid wood cabinetry and granite/marble countertops. The new resort-style pool is heated with massage jets along the pool bench and includes a half-wall waterfall feature. The extreme privacy created by the walled-in landscape is an optimum space for large parties and intimate gatherings. This home sets a new standard of style and sophistication.

**Photos, video and 3D tour available at:  
[PeterGLaughlin.com/2120-Oriole-Drive](http://PeterGLaughlin.com/2120-Oriole-Drive)**



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### RESIDENCE FEATURES

- 1,825 sq. ft. A/C | 2,689 sq. ft. total
- 0.28 acre corner lot
- Outstanding West of Trail location
- Walk to Southside Village
- Tastefully remodeled in 2017
- 2 bedrooms, 2 baths
- Walled and gated with private back yard
- Outdoor pool and spa
- Kinetico whole-house water filtration
- 2 two-car garages
- 0.9 mile to Sarasota Memorial Hospital
- 1.0 mile to Downtown Sarasota

### 2017 REMODEL

- New appliances
- New A/C
- Pool
- Pool deck and back porch
- Wall
- Detached garage
- Landscaping
- New lanai screens
- New closet systems
- New fence
- New travertine flooring
- Bathrooms



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### LIVING ROOM

- Size: 21'8" x 16'9
- Travertine tile floor
- Recessed ceiling lights
- Fireplace
- Quartz stone feature wall
- Sliding glass doors to covered and screened-in lanai



### DINING ROOM

- Size: 12'9" x 12'0"
- Wood-look porcelain plank floor
- Recessed ceiling lights
- Chandelier
- Sliding glass doors to covered and screened-in lanai



### KITCHEN

- Size: 17'4" x 14'0"
- Wood-look porcelain plank floor
- Recessed ceiling lights
- Solid-wood cabinets
- Granite countertops
- Eat-in counter
- Island
- Stainless steel appliances:
  - Glass cooktop
  - Built-in convection oven
  - Over-cooktop microwave
  - Side-by-side refrigerator/freezer
  - Miele dishwasher
- 2-bowl sink with pull-out faucet and disposal



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## BEDROOM 1

- Size: 18'0" x 11'9"
- Travertine tile floor
- Sliding glass doors to pool
- Dressing area
- Walk-in closet



## ENSUITE BATH 1

- Tile floor
- Free-standing double vanity with marble top
- Framed vanity mirror
- Vanity lights
- Commode alcove
- Walk-in shower with tile floor/walls, rain shower and glass door



## BEDROOM 2

- Size: 13'10" x 11'2"
- Travertine tile floor
- Sliding glass doors to pool area
- Walk-in closet



## BATH 2

- Wood-look porcelain plank floor
- Free-standing double-vanity with marble top
- Walk-in shower with tile floor/walls, toiletry alcove and glass enclosure





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### LANAI

- Tile floor
- 2 ceiling fans
- Under roof and screened-in
- Sliding glass doors to living room, sliding glass doors to dining room and full-light door to kitchen



### 2-CAR GARAGE #1

- Size: 20'2" x 22'2"
- Epoxy coated garage floor
- Mini split A/C system
- LG front-loading washer and dryer on pedestals



### 2-CAR GARAGE #2

- Size: 23'0" x 22'9"
- Epoxy coated garage floor
- Mini split A/C system
- Built-in utility vac



### POOL

- Size: 14'0" x 19'0"
- Pebble Tek
- Salt water chlorination
- Pool lights
- Mini wall with waterfall feature



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