

OH...THE VIEWS! LIDO BEACH CONDO

1700 BENJAMIN FRANKLIN DRIVE #11E



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Oh, the views! The views are the main attraction in this 11th floor Lido Beach condo in Sarasota, Florida. Indulge in year-round sunrise and sunset views plus long-range vistas of the Gulf of Mexico, Sarasota Bay and Downtown Sarasota. This rarely available corner unit in Lido Regency has the most diverse views on the island with the added bonus of an indoor-outdoor balcony with windows that slide open for a fantastic feeling of floating above the beachfront setting.

The spacious 1,507 sq. ft. condo has two bedrooms, two baths, great room, kitchen and dining room. The open living areas take advantage of the great views and are completely separate from the private bedrooms. Luxury features include engineered hardwood floors, solid-wood cabinetry, granite countertops, granite windowsills, Savoy House ceiling fans, high-impact windows and high-end Bosch kitchen appliances. A shared utility room on the floor has an assigned storage locker, as well as washer and dryer.

The first floor community space was recently remodeled and features floor-to-ceiling windows in the lobby, fitness gym and social room. First floor amenities also include shower/changing rooms, outdoor grills and kayak/paddleboard storage. The beachside pool area features a newly resurfaced heated pool/spa along with all-new pool furniture. Lido Regency is a fully-funded condominium with an active social lifestyle.

This peaceful retreat is the perfect spot to unwind and relax by the beach. You can literally roll out of bed, ride down the elevator and step out onto the white sands of Lido Beach. The beach life, resort life and city life unite here. On one side you have a private, gated pool by the beach. On the other, it's just one mile to the shops and restaurants of St. Armands Circle and only four miles over the Ringling Bridge to Downtown Sarasota for more shops and restaurants, plus art galleries, farmers market and performing arts. Life is good on the beach!

Be sure to look at photos of this condo at:
PGL.Group/LidoRegency11E

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LIDO REGENCY

- Beach-front condominium
- First floor community amenities completely updated and remodeled:
 - Rewired & replumbed
 - Floor-to-ceiling impact windows
- New roof (2017)
- Lobby
- Fitness gym
- Party room
- Men and women's bathrooms with showers & changing stalls
- Heated beach-front pool/spa
- Outdoor grills
- Kayak/paddleboard racks
- Storage room for beach gear
- Assigned carport parking & guest parking
- 2 elevators
- Fully funded
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- 1 mile to St. Armands Circle and 4 miles to Downtown Sarasota

RESIDENCE FEATURES

- 11th floor residence
- 1,507 sq. ft.
- Solid-wood cabinetry with granite tops
- 2 private bedrooms with walk-in closets
- High-impact windows
- Shared utility room on floor has assigned storage locker and washer/dryer
- 5-1/4 baseboards



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FOYER

- Size: 14'1" x 4'1"
- Engineered hardwood floor

KITCHEN

- Size: 13'2" x 8'8"
- Engineered hardwood floor
- Tray ceiling with uplighting
- Recessed ceiling lights
- Ceiling fan with light
- Solid-wood cabinets
- Under-cabinet lighting
- Granite waterfall countertops and backsplash
- Apron sink with pull-out faucet
- Cabinet pantry
- Bosch stainless appliances:
 - Induction cooktop
 - Wall hood over cooktop
 - Built-in convection oven
 - Built-in microwave over oven
 - French-door refrigerator with bottom freezer
 - Dishwasher



DINING ROOM

- Size: 9'8" x 9'4"
- Engineered hardwood floor
- Crown molding
- Chandelier
- Window with Gulf view and pocket Plantation shutters



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GREAT ROOM

- Size: 19'10" x 16'2"
- Engineered hardwood floor
- Crown molding
- Windows with Gulf view and pocket Plantation shutters



INDOOR/OUTDOOR BALCONY

- Size: 16'0" x 7'7"
- Engineered hardwood floor
- Crown molding
- Ceiling fan with light
- Wrap-around, wall-to-wall, sliding windows that open from the corner to provide unobstructed views of Sarasota Bay, Downtown Sarasota and Gulf of Mexico
- Roll-up window sunshades
- Beadboard accent half wall



MASTER BEDROOM

- Size: 12'5" x 11'7"
- Engineered hardwood floor
- Crown molding
- Ceiling fan with light
- Window with bay and city views and pocket Plantation shutters
- Beadboard accent half wall



MASTER BATH HALLWAY

- Built-in dresser
- Walk-in closet with wardrobe organizer

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ENSUITE MASTER BATH

- Size: 8'9" x 4'10"
- Tile floor
- Solid-wood vanity with granite top
- Wall-to-wall mirror
- Vanity lights
- Walk-in shower with pebble floor, tile walls and glass enclosure
- 1-piece commode



BEDROOM 2

- Size: 15'5" x 10'10"
- Engineered hardwood floor
- Crown molding
- Ceiling fan with light
- Window with bay view and Plantation shutters
- Beadboard accent half-wall under window
- Walk-in closet with wardrobe organizer



BATH 2

- Tile floor and half wall
- Solid-wood vanity with granite top
- Wall-to-wall mirror
- Vanity lights
- Walk-in shower with pebble floor, tile walls and glass door
- 1-piece commode



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Personal property does not convey. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified.

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