

OYSTER BAY ESTATES

1649 QUAIL DRIVE



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West of Trail lakefront home with end of cul de sac privacy in Oyster Bay Estates. Exquisite expression of mid-century modern infused with a spirit of positivity and delight. Completely renovated in 2015, this rare gem impresses with comprehensive upgrades that include metal roof, low-e impact windows and doors, plumbing, electrical, flooring, interior and exterior doors, all appliances, extensive Ipe-wood decks, pool, two HVAC systems, remodeled kitchen and baths, and tropical landscape design.

The fluid and light-filled layout features walls of glass and clerestory windows creating a vibrant indoor-outdoor lifestyle. Open living areas include living room, dining room, sitting room, family room and kitchen -- each with distinct flair. The dining room has a soaring cathedral ceiling with three dimensional globe pendant lights. A hand-crafted mahogany partition adds texture to the family room. The sitting room's stained-wood accent wall makes it warm and cozy. The open format of the kitchen keeps things fresh, contemporary and connected. The European cabinetry is fitted out with a combination of wood grain, gloss white and opaque glass fronts. Stainless appliances include a Liebherr 48-inch refrigerator with two 28-inch bottom freezers. Sliding glass doors open to the outdoor kitchen. The massive master bedroom includes a sitting area with sliding glass doors to the covered deck and pool area. A guest suite and two bedrooms sharing a bath complete the private quarters.

This home's exterior spaces are as beautiful and livable as the interior. Out front, a gated outdoor space includes a front deck, Ipe-wood accent wall, covered entry and sliding glass doors to the sitting room and guest suite. Out back, a covered Ipe-wood deck spans the length of the home and includes a sitting area outside the master bedroom, outdoor entertaining outside the living room and an outdoor kitchen outside the kitchen. The back deck overlooks the swimming pool and lake with idyllic setting in complete privacy.

The West of Trail location is the best, centrally located within walking distance of The Field Club, one mile of Publix, two miles of Southside Village, three miles of Downtown Sarasota and five miles of Siesta Key Beach. Come see this warm and welcoming residence that is at once on-trend and timeless. Detailed feature sheet, photos, video and interactive 3D tour available.

**Photos, video and 3D tour of this home available at:
1649QuailDrive.com**

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LOCATION

- West of Trail in Oyster Bay Estates
- Very private and quiet location at end of cul de sac
- Idyllic lakefront setting
- Easy access to lifestyle amenities:
 - 0.7 mile to The Field Club
 - 0.8 mile to Publix Super Market
 - 2.0 miles to Southside Village
 - 2.5 miles to Sarasota Memorial Hospital
 - 3.0 miles to Downtown Sarasota
 - 5.1 miles to Siesta Key Beach

EXTERIOR

- 15,577 sq. ft. | 0.36 acre
- Gated entry outdoor area
- Multiple Ipe-wood decks
- Swimming pool
- Spacious covered back deck + outdoor kitchen area
- Serene lake setting with tropical landscape

INTERIOR

- 2,933 sq. ft. A/C | 4,311 total
- 4 bedrooms, 3 baths
- Open concept living areas for dining, living, cooking, gathering and relaxing
- Cathedral ceiling with high clerestory windows in dining room
- Walls of glass in front and back connect to outdoor decks and natural surroundings
- Indoor-outdoor lifestyle



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2015 IMPROVEMENTS

- Metal roof
- Travertine and porcelain tile floors
- Remodeled kitchen with new cabinets and appliances
- Remodeled baths
- All new plumbing replaced
- All new electrical including fixtures
- All new interior and exterior doors
- All new impact windows and doors
- Pool
- Ipe-wood decks
- Stucco on exterior walls
- Two HVAC systems
- Landscape and hardscape
- Laundry including washer and dryer
- Guest suite addition

FRONT GATED OUTDOOR SPACE

- Concrete tiles with black river stones in between tiles
- Ipe-wood accent wall

FRONT DECK

- Size: 16'3" x 11'6"
- Ipe-wood deck
- Recessed ceiling lights
- Retractable awning
- Sliding glass doors to sitting room

COVERED ENTRY

- Size: 9'10" x 5'3"
- Ipe-wood deck



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SITTING ROOM

- Size: 16'4" x 14'1"
- Porcelain tile floor
- Recessed ceiling lights
- Stained wood accent wall
- Sliding glass doors to front deck



HOME OFFICE

- Size: 10'3" x 13'4"
- Porcelain tile floor
- Recessed ceiling lights
- Ceiling fan
- Floor-to-ceiling glass partition and glass door
- Floor-to-ceiling fixed window with view of covered entry



DINING ROOM

- Size: 16'5" x 16'5"
- Porcelain tile floor
- Cathedral ceiling with high clerestory windows
- 3 dimensional glob pendant lights



LIVING ROOM

- Size: 15'9" x 11'5"
- Porcelain tile floor
- Recessed ceiling lights
- Ceiling fan
- Interior clerestory windows on wall shared with master bedroom
- Sliding glass doors to back deck



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FAMILY ROOM

- Size: 12'4" x 10'3"
- Porcelain tile floor
- Recessed ceiling lights
- Hand-crafted mahogany partition



KITCHEN

- Size: 25'2" x 8'11"
- Porcelain tile floor
- Recessed ceiling lights
- European cabinetry with a combination of wood grain, gloss white and opaque glass fronts
- Soft-close drawers and doors
- Under-cabinet lighting
- Quartz countertops
- Glass tile backsplash
- Island with eat-in counter, waterfall sides and 4 pendant lights above
- Stainless steel appliances:
 - Glass convection cooktop
 - Built-in convection oven
 - Built-in microwave
 - Liebherr 48" French-door refrigerator with two 24" bottom freezers and top vent
 - Dishwasher
- Pull-out trash cabinet
- Blanco oversize single-bowl sink with pull-down faucet
- Cabinet pantry with pull-out drawers
- Sliding glass doors to outdoor kitchen



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LAUNDRY/PANTRY

- Size: 9'7" x 7'9"
- Porcelain tile floor
- Upper cabinets with hanging rod, lower open-shelf storage
- Granite countertop
- Stainless steel two-bowl sink
- LG full-size stacked washer and dryer



MASTER BEDROOM

- Size: 26'11" x 12'9"
- Travertine tile floor
- Recessed ceiling lights
- 2 ceiling fans
- Windows with shutters
- Sliding glass doors to back deck and pool with lake view
- Clerestory windows on wall shared with living room
- Walk-in closet with wardrobe organizer



ENSUITE MASTER BATH

- Size: 6'8" x 5'8" + 8'8" x 7'0"
- Travertine tile floor
- Recessed ceiling lights
- Floating vanity with integrated double sink vanity top
- Wood-frame round mirror
- Walk-in shower with penny-tile floor, textured wave tile walls, toiletry alcove, rain shower and glass partition (*no door*)
- Linen closet



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BEDROOM 2

- Size: 12'6" x 11'11"
- Porcelain tile floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet
- Corner sliding glass doors to gated front entry area



ENSUITE BATH 2

- Travertine tile floor
- Recessed ceiling lights
- Floating vanity with integrated sink top
- Glass toiletry shelf
- Vanity mirror with vanity lights
- Walk-in shower with tile floor/walls, toiletry ledge and glass enclosure



BEDROOM 3

- Size: 12'1" x 11'6"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet
- Sliding glass doors to deck with lake view



BEDROOM 3 DECK

- Size: 12'0" x 7'0"
- Ipe-wood deck
- Lake view



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BEDROOM 4

- Size: 12'1" x 10'6"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet
- Floor-to-ceiling windows with vertical blinds



BATH 3

- Travertine tile floor
- Recessed ceiling lights
- Floating vanity with integrated double sink vanity top
- Wood-frame round mirror
- Walk-in shower with tile floor/walls, built-in bench seat, rain shower and glass partition (*no door*)



BEDROOM HALLWAY

- Travertine tile floor
- Linen closet

2-CAR GARAGE

- Size: 20'4" x 19'10"
- Painted concrete floor
- Storage cabinets
- Driveway with extra parking



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COVERED DECK

- Size: 34'10" x 11'0"
- Ipe-wood deck
- Wood plank ceiling
- Recessed ceiling lights
- 2 ceiling fans
- Sliding glass doors to living room and master bedroom



OUTDOOR KITCHEN

- Size: 13'6" x 6'8"
- Ipe-wood deck
- Recessed ceiling lights
- Ceiling fan
- Geo-pattern tile half-wall on one side
- Eat-in counter on other side with open shelves and matching geo-pattern tile countertop
- Sliding glass door to kitchen



SWIMMING POOL

- Size: 28'0" x 10'0"
- Salt water chlorination
- Ipe-wood pool deck
- Lake view



LAKESIDE LOUNGE PATIO

- Size: 11'5" x 9'0"
- Concrete tiles with rocks in between tiles
- Lake view



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Andrew Tanner | 941.539.0998
andrew.tanner@premiersir.com
PeterGLaughlin.com

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