

# SANCTUARY IN THE CITY WEST OF TRAIL IN HISTORIC BAYVIEW HEIGHTS

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**1547 BAY VIEW DRIVE**



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FULFILLING LIFESTYLE DREAMS

  
**Peter G. Laughlin**  
GROUP

## 1547 BAY VIEW DRIVE

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Traditional West of Trail home where classic design and timeless luxury elevate the comforts of home. Located in historic Bayview Heights, an iconic Sarasota neighborhood tucked between Cherokee Park and McClellan Park, extreme serenity from end-of-the road seclusion flows throughout the home for an overall feeling of tranquility. This home sits on a double lot with lush, fenced-in grounds surrounded by privacy landscape.

Enter through hand-carved, mahogany front doors into a lofty living room with vaulted ceiling, wood-burning fireplace and wall-to-wall glass doors that lead to the covered patio, gazebo and travertine bedecked swimming pool. The large kitchen with eat-in center island is open to the family room and adjacent to the dining room. The family room opens to the outdoor living space, and the dining room opens to the kitchen through pocket doors which can be left open for family meals or closed for formal dinners. The home's four bedrooms include an upstairs master retreat with two balconies, as well as a downstairs bedroom wing with a private guest suite and two additional bedrooms. Across the master suite, a solid-wood paneled den/office completes the owner's retreat. Fine finishes include marble tile flooring, five-inch baseboards, crown molding, fluted square columns and solid wood cabinetry. Designed for enjoying the outdoors as much as indoors, the home has a covered patio with vaulted-ceiling gazebo and large 14 x 30 pool.

Convenient in-town location just a half mile to Southside Elementary, one mile to Southside Village and Sarasota Memorial Hospital, two miles to Downtown Sarasota and five miles to Siesta Key Beach.

The effective build date of this home is 1989. The home was completely rebuilt on and around the existing slab.

**Photos, video & 3D tour available at:**  
**PGL.Group/1547BayviewDrive**





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## LOCATION

- West of Trail in Bayview Heights
- Convenient in-town location:
  - 0.5 mile to Southside Elementary
  - 1.0 mile to Southside Village and Sarasota Memorial Hospital
  - 2.0 miles to Downtown Sarasota
  - 5.0 miles to Siesta Key Beach



## EXTERIOR

- Over 1/2 acre double lot
- 1 house in from the Bay
- 2-car garage
- Covered patio with vaulted gazebo
- Large heated outdoor pool
- Travertine patio/pool deck
- Effective build date of home is 1989



## INTERIOR

- 4,190 sq. ft. A/C | 5,676 sq. ft. total
- Split plan with 4 bedrooms, 3.5 baths
- Master suite with 2 walk-in closets and ensuite bath
- Private guest suite
- Formal living room and formal dining room
- Kitchen with octagonal center island open to family room
- 5-in. baseboards and crown molding
- Bright and light with big windows, full-glass pane doors and skylights
- Wood-burning fireplace in living room



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## 2016 IMPROVEMENTS

- Roof with transferable warranty
- Gutters and downspouts with leaf guard
- Pool surface and pool pump
- Water line to pool
- Polaris pool cleaner with pump
- Travertine pool/patio deck floor
- 50-gallon hot water heater
- Irrigation system



## 2017-2021 IMPROVEMENTS

- A/C units
- Electric heat pump for pool
- Quartz countertops in kitchen
- Fenced-in yard
- New carpet
- New flooring in bedrooms
- Water filtration system
- Reverse osmosis filtration in kitchen
- Pool converted to saltwater pool



## FOYER

- Size: 9'3" x 5'0"
- Limestone copper marble tile floor
- Hand-carved, mahogany double-doors imported from Honduras
- Fluted square columns with archway into living room





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## LIVING ROOM

- Size: 26'8" x 22'0"
- Limestone copper marble tile floor
- Vaulted ceiling
- 2 skylights
- 2 ceiling fans
- Rod iron chandelier
- Wood-burning fireplace with marble tile surround
- Built-in with cabinets and shelving
- 3 sets of full-glass paneled doors with half-circle glass transoms



## KITCHEN

- Size: 17'11" x 15'9"
- Limestone copper marble tile floor
- Recessed ceiling lights
- Solid wood cabinets
- Quartz countertops
- Octagonal eat-in island  
(chandelier over island does not convey)
- Jenn-Air electric cooktop with downdraft
- Appliance garage
- Wall oven
- Wall microwave
- LG stainless steel refrigerator/freezer
- Open to family room
- Sliding doors to dining room
- Walk-in pantry under stairs
- Reverse osmosis water filtration under sink



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## DINING ROOM

- Size: 15'8" x 12'10"
- Limestone copper marble tile floor
- Iron chandelier
- Oversize windows on 2 walls
- Sliding doors to kitchen
- French doors to living room



## FAMILY ROOM

- Size: 18'10" x 17'11"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Built-in cabinets with TV garage
- Wall-to-wall glass to patio – 4 fixed-glass panels and 1 door that opens to patio, gazebo and pool



## MASTER BEDROOM

- Size: 17'10" x 15'0"
- Luxury vinyl wood-look floor
- Cove ceiling
- 2 walk-in closets
- 2 balconies
- Sliding glass doors to balconies



## ENSUITE MASTER BATH

- Size: 15'6" x 13'1"
- Tile floor
- Ceiling fan
- 2 skylights
- Jetted soaking tub



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- Walk-in shower with tile floor/walls and built-in bench
- Built-in linen storage
- Solid wood double vanity with tile countertop
- Wall mirror
- Drop-down ironing board



### DEN/OFFICE

- Size: 15'9" x 11'3"
- Carpet
- Wood paneled walls with matching crown molding and baseboards
- Ceiling fan
- Gun case with glass doors
- Built-in cabinets
- Storage closet



### GUEST BEDROOM

- Size: 14'10" x 11'10"
- Luxury vinyl wood-look floor
- 2 closets
- Ceiling fan
- Full glass pane door to patio



### GUEST BATH

- Limestone copper marble tile floor
- Bathtub/shower
- Linen closet
- Solid wood single vanity
- Cultured marble countertop with scalloped drop-in sink





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### BEDROOM 2

- Size: 17'4" x 11'5"
- Luxury vinyl wood-look floor



### BEDROOM 3

- Size: 13'3" x 11'5"
- Luxury vinyl wood-look floor



### BATH 2

- Painted tile floor
- Skylight
- Walk-in shower
- Linen closet
- Solid wood vanity
- Cultured marble countertop with integrated dual sinks



### BEDROOM WING HALLWAY

- Limestone copper marble tile floor
- 2 in-wall storage half closets

### POWDER ROOM

- Limestone copper marble tile floor
- Solid-wood vanity
- Wall mirror and vanity lights



### INSIDE LAUNDRY

- Size: 8'3" x 6'11"
- Marble tile floor
- Storage cabinets
- Stainless sink
- Washer and dryer



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### 2-CAR GARAGE

- Size: 22'3" x 22'0"
- Concrete floor
- Automatic garage doors

### COVERED PATIO

- Size: 29'8" x 6'5"
- Travertine tile floor

### COVERED GAZEBO

- Size: 10'9" x 7'0"
- Travertine tile floor
- Vaulted ceiling
- Ceiling fan with light

### POOL

- Size: 14'0" x 30'0"
- Pool resurfaced in 2016
- Outdoor shower





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