

RARELY AVAILABLE CORNER UNIT CONDO ON LIDO BEACH WITH GULF, BAY AND CITY VIEWS

1750 BENJAMIN FRANKLIN DRIVE #8E



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8th floor condo on Lido Beach with year-round sunrise and sunset views, plus views of Lido Beach, Sarasota Bay and Downtown Sarasota. Nestled between the Gulf of Mexico and Sarasota Bay. Key Towers South is the perfect place to enjoy every minute of every day in Sarasota. The white sands and turquoise waters of Lido Beach are your backyard. Just a quarter mile south is South Lido Key Park with outdoor activities and a soon to come multi-use recreational trail at Ted Sperling Park. And lively shopping, dining and nightlife at St. Armand's Circle are just one mile in the other direction.

This rarely available corner unit in Key Towers South has a contemporary, open floorplan and is being sold furnished. Move right in! It has two bedrooms, two baths, great room, kitchen and dining room. The living areas take advantage of the Gulf and city views and are completely separate from the private bedrooms. Enjoy water and city views from each private bedroom. This exquisite condo has brand new luxury wood-grain vinyl plank floor and new paint throughout. A shared utility room on the floor has an assigned storage locker, as well as large capacity washer and dryer.

The first floor community space features lobby, fitness room, library and social room with kitchen for your entertaining needs. First floor amenities also include shower/saunas and bike rack storage. The beach side pool area features expansive deck for enjoying the Gulf front location.

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. Armand's 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/KeyTowersSouth8E**



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KEY TOWERS SOUTH

- Beach-front condominium
- Lobby
- Fitness room
- Library
- Social room with kitchen
- Men and women's bathrooms with saunas
- Heated beach-front pool
- Bicycle racks
- Assigned carport parking & guest parking
- Elevators
- Secured building with full-time staff
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- 1 mile to St. Armand's Circle and 4 miles to Downtown Sarasota



RESIDENCE FEATURES

- Contemporary, open floorplan
- 1,548 sq. ft.
- Being sold furnished
- 2 private bedroom suites with walk-in closets
- Corian countertops
- Luxury wood-grain vinyl plank flooring (waterproof)
- Blinds on all windows
- Shared utility room on floor has assigned storage locker and extra large capacity washer/dryer



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FOYER

- Size: 7'7" x 4'2"
- Luxury wood-grain vinyl plank floor
- Recessed ceiling light
- Hallway with storage closet and coat closet



KITCHEN

- Size: 8'1" x 13'4"
- Luxury wood-grain vinyl plank floor
- Recessed ceiling lights
- Under-cabinet lighting
- Corian countertops and 3 dimensional picket fence tile backsplash
- Appliances:
 - Slide in glass-top range with conventional oven
 - Side-by-side stainless steel refrigerator/freezer with in-door ice/water dispenser
 - Stainless steel dishwasher
- 2-bowl integrated sink with disposal
- Cabinet pantry with pullout drawers
- Kitchen alcove with storage/cleaning closet



GREAT ROOM

- Size: 16'8" x 16'8"
- Luxury wood-grain vinyl plank floor
- Open to dining room and Florida room
- Oversized window with Gulf view



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DINING ROOM

- Size: 12'6" x 10'3"
- Luxury wood-grain vinyl plank floor
- Modern chandelier
- Window with Gulf view



FLORIDA ROOM

- Size: 16'3" x 7'10"
- Luxury wood-grain vinyl plank floor
- Ceiling fan
- Wall-to-wall windows with Gulf, Bay and city views
- Sliding barn door to master bedroom



MASTER BEDROOM

- Size: 15'10" x 11'11"
- Luxury wood-grain vinyl plank floor
- Oversized window with bay and city views
- Sliding barn door to Florida room
- Walk-in closet
- Pocket door leading to ensuite bathroom



ENSUITE MASTER BATH

- Size: 8'8" x 5'11"
- Luxury wood-grain vinyl plank floor
- Dual sink vanity with quartz top
- Wall mirror with vanity lights
- Bathtub/shower with tile walls



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BEDROOM 2

- Size: 12'9" x 10'10"
- Luxury wood-grain vinyl plank floor
- Window with bay and city view
- Walk-in closet



BATH 2

- Luxury wood-grain vinyl plank floor
- Recessed ceiling light
- Solid-wood vanity with quartz top
- Framed oval mirror
- Walk-in shower with tile floor and walls



Nancy Endara | 941.323.1700
Nancy.Endara@PremierSIR.com
PeterGLaughlin.com

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