

# LIFE IS GOOD ON THE BEACH!

1700 BENJAMIN FRANKLIN DRIVE #2A



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Enjoy the beach life from this 2nd floor, Gulf front condo on Lido Key in Sarasota, Florida. Nestled between the Gulf of Mexico and Sarasota Bay. Lido Regency is the perfect place to take advantage of Sarasota's famous quartz-crystal powdery sand and turquoise waters. You can also walk to Ted Sperling Park and paddle through its beautiful mangrove tunnels to Sarasota Bay.

This spacious 1,492 sq. ft. newly remodeled condo has two bedrooms, two baths, Florida room and an open kitchen/great room/dining combination. The open living areas take advantage of the great views and are completely separate from the private bedrooms. The kitchen features a large welcoming island with additional storage and room for seating. Luxury touches include solid-wood cabinetry with soft close mechanisms, granite countertops and newly updated 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!

**Photos, video and 3D tour available at:**  
**[PGL.Group/LidoRegency2A](https://PGL.Group/LidoRegency2A)**



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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

- 2nd floor corner unit residence
- Open floor plan with Gulf view
- 1,492 sq. ft.
- 2 private bedrooms with walk-in closets
- High-impact windows (2019)
- Solid-wood cabinetry with granite tops



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- 5-1/4 baseboards
- Shared utility room on floor has assigned storage locker and washer/dryer

### FOYER

- Size: 6'7" x 5'3"
- Ceramic tile floor
- Recessed ceiling light
- Electronic keypad deadbolt door lock
- Built-in storage cabinets

### KITCHEN

- Size: 15'4" x 11'8"
- Ceramic tile floor
- Tray ceiling with uplighting and crown molding
- Light fixture
- Solid-wood cabinets with soft-close doors and drawers
- Under-cabinet lighting
- Granite countertops and white subway tile backsplash
- Island with storage cabinets and seating area
- Cabinet pantry
- Reverse osmosis water filtration system
- Stainless double bowl sink with disposal
- Whirlpool stainless appliances (3 years old):
  - Electric range with ceramic cooktop and convection oven
  - 4-Door French-door refrigerator with in-door water/ice dispenser
  - Built-in microwave
  - Integrated dishwasher



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## DINING ROOM

- Size: 9'2" x 15'9"
- Ceramic tile floor
- Crown molding
- Light fixture
- Built-in shelving and cabinets with soft close doors and drawers



## GREAT ROOM

- Size: 24'1" x 13'4"
- Ceramic tile floor
- Recessed ceiling lights
- 2 ceiling fans
- Crown molding
- Windows with Gulf and pool view
- Roll-up window sunshades
- Glass sliders to Florida Room



## FLORIDA ROOM

- Size: 16'1" x 7'7"
- Ceramic tile floor
- Ceiling fan with light
- Wrap-around, wall-to-wall, sliding windows provide views of Gulf of Mexico
- Roll-up window sunshades
- Beadboard accent half wall
- Glass sliders to Great Room and Master Bedroom



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### MASTER BEDROOM

- Size: 16'6" x 13'1"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- Walk-in closet with wardrobe organizer
- Window with Plantation shutters
- Sliding doors to Florida Room with shuttered barn doors



### ENSUITE MASTER BATH

- Size: 7'11" x 11'4"
- Ceramic tile floor
- Solid-wood cabinets with soft close doors and drawers
- Granite countertop and undermount dual sinks
- Wall-to-wall mirror with vanity lights
- Additional walk-in closet with wardrobe organizer
- Built-in linen cabinet
- Separate room with commode, bathtub/shower and exhaust fan
- Bathtub/shower with gray subway tile walls, hand rail, toiletry shelf, regular and hand-held shower sprays



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## BEDROOM 2

- Size: 11'5" x 12'11"
- Ceramic tile floor
- Ceiling fan with light
- Crown molding
- Walk-in closet with wardrobe organizer
- Window with Plantation shutters



## BATHROOM 2

- Size: 4'2" x 8'10"
- Ceramic tile floor
- Solid-wood cabinets with soft close doors
- Granite counter top with undermount sink
- Wall-to-wall mirror with vanity lights
- Walk-in shower with tile walls/floor, glass enclosure, regular and hand-held shower sprays



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