

LIDO SHORES WATERFRONT CONTEMPORARY

1475 JOHN RINGLING PARKWAY



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Lido Shores contemporary coastal home with 143-ft. waterfront on New Pass between the Gulf of Mexico and Sarasota Bay. The location is all about the Salt Life. The deep-water dock has two lifts -- one for boats up to 16,000 lbs. and one for recreational water craft so you can easily spend the days exploring and enjoying Sarasota's extensive waterways. For the beach lover, Lido Shores has secured private access to secluded North Lido Beach. Capitalizing on this waterfront location, the residence features high ceilings, water-facing walls of glass, spacious terraces and open spaces that flow from inside to outside. The exterior has a contemporary geometric appeal that complements Lido Shore's architectural pedigree. Significant upgrades include complete first-floor remodel and commercial-grade roof in 2022.

The first-floor is organized around an open central space that serves as the heart of the home. Oversize polished porcelain tile paired with natural wood accents set a timeless foundation for elegant simplicity. The living room features a wood-panel accent wall with dramatic linear fireplace. The sophisticated home bar features wood-slat accent ceiling and wood shelving with integrated lighting and mirrored wall. The kitchen has sleek touch-latch cabinetry, quartz waterfall countertops, high-end Wolf/SubZero appliances and features a butler's pantry with an additional set of appliances. The first-floor primary suite has ultra-wide hardwood flooring, oversize walk-in closet, dressing area with three-way mirror and spa-inspired ensuite bath. Upstairs, two bedrooms flank a spacious 374 sq. ft. family room/loft with sliding glass doors to an open balcony with full bay view. Other outdoor spaces include a covered lanai, outdoor kitchen, outdoor bar, sun deck, heated pool/spa and dock with lights, electric, water, filet table, storage box and two lifts. For convenience, getting onto John Ringling Parkway is facilitated by a trip light as you exit the driveway.

Lido Shores is a beach community located at the north end of Lido Key between St. Armand's Circle and Longboat Key. The community is in walking/bicycling distance to St. Armands Circle, Mote Marine, Sarasota Sailing Squadron and Ken Thompson Preserve Park. Longboat Key Club is just one mile north providing championship golf, fine dining and beach club facilities. Downtown Sarasota is just 3.5 miles east providing shopping, dining and the arts.

Video, 3D tour and photos available at:
PGL.Group/1475RinglingPkwy



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2021/2022 Remodel/Improvements Highlights

- New European swing pivot entry door with sidelight
- New paint
- Plumbing fixtures
 - kitchen, bar, laundry, master bath and guest bath
- Electric
 - 3 fans
 - Sconces in master bath and guest bath
 - Chandeliers in kitchen, dining room, great room and entry
 - Pendants in bar
- New Appliances
 - Wolf cooktop
 - Faber vent
 - Wolf convection steam oven
 - SubZero refrigerator and freezer
 - 2 Asko dishwashers
 - Ice maker
 - Beverage center
- New quartz countertops in kitchen, prep kitchen, laundry
- New stone countertops in bar, fireplace, master bath and guest bath
- New LG washer/dryer
- New flooring:
 - 24x48 polished porcelain (*Akoya Silver Polished*) in 1st floor main living areas, master bath floor and walls, guest bedroom, guest bathroom floor and wall
 - Ultra-wide hardwood plank floor (*Tressor Encore*) in master bedroom
- New wood stairs to upper level
- New hardware accessories in laundry room, master bath and guest bath
- New trim on baseboards, interior doors, casings
- New touch-latch cabinets (*Blanco High Gloss*) in kitchen, prep kitchen, bar, laundry, master bath and guest bath
- New Ignite XL 60 electric fireplace
- New outdoor kitchen with leathered granite countertops

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LOCATION

- Lido Shores
- North Lido Beach access with gated parking
(*must be a member in good standing of Lido Shores Property Owners Association*)
- Close to lifestyle amenities:
 - 0.4 mile to Mote Aquarium and Ken Thompson Park
 - 1.2 miles to St. Armands Circle
 - 4.5 miles to Bay Isles Shoppes
 - 4.8 miles to Downtown Sarasota
 - 5.4 miles to Sarasota Memorial Hospital

RESIDENCE FEATURES

- 3,930 sq. ft. A/C | 5,876 sq. ft. total
- 4 bedrooms, 4 full baths
- 1st floor complete remodel by Nautilus Homes with luxury finishes (2021/2022)
- 1st floor master suite and guest bedroom
- Open concept kitchen, dining and living room
- High ceilings:
 - 10' on 1st floor
 - 9'3" on 2nd floor
- Linear electric fireplace
- Solid-core doors
- Security system
- 3-car side garage
- 3 A/C units
- Gas and electric water heaters
- Central vacuum



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EXTERIOR FEATURES

- 143-foot waterfront with views of New Pass
- Large, deep-water composite wood dock with 2 boat lifts - 16,000 lbs lift and recreational craft lift, dock lights, storage box, water/electric, filet table, built-in bench and ladder
- Heated pool and spa
- Outdoor kitchen with grill
- Multiple outdoor seating areas
- Playscape on side yard
- Storage shed
- Irrigation system
- Automatic security gate to private driveway with extra parking
- Privacy wall around property
- Security system and cameras
- Mature landscape
- Trip sensor for John Ringling Pkwy/Ken Thompson Pkwy light

COVERED ENTRY

- Size: 10'7" x 5'5"
- Tile floor
- Modern European pivot swing door with 5 glass panels
- Full lite side window



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LIVING ROOM

- Size: 18'8" x 23'1"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling lights
- Ceiling speakers
- Wood panel accent wall with linear electric fireplace surrounded in tile
- Alcove with stone countertop and lighted built-in shelves
- Sliding glass doors to lanai



WET BAR

- Size: 10'7" x 9'6"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling lights
- Contemporary wood slat accent ceiling
- White touch-latch solid wood cabinets with soft close drawers/doors
- Stone countertops
- Bar seating
- Shelving with integrated lighting and mirrored back on top two shelves and stone backsplash on bottom
- Stainless steel bar sink
- GE Profile wine refrigerator
- Scotsman ice maker



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DINING ROOM

- Size: 14'10" x 16'9"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling light
- Ceiling speakers
- Modern linear chandelier
- Oversized windows overlooking bay
- Sliding glass doors to lanai



KITCHEN

- Size: 21'4" x 10'2"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling lights
- Two-tone touch-latch solid wood cabinets with soft-close drawers/doors and under-cabinet lights and electrical outlets
- In-cabinet coffee station with pocket doors
- Pull-out trash and recycling center
- Quartz countertops
- Large eat-in island with waterfall edges and pop-out electrical outlets
- Linear pendant chandelier over island
- Appliances:
 - SubZero refrigerator and freezer
 - Wolf 5-burner gas cooktop
 - Faber vent
 - Wolf convection steam oven
 - 2 Asko dishwashers
- 2-bowl stainless steel sink with disposal, pull-out faucet and soap dispenser
- Cabinet pantry



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PREP KITCHEN

- Size: 12'6" x 4'9"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling lights
- White touch-latch solid-wood cabinets with soft-close doors and under-cabinet lights and electrical outlets
- Single-bowl stainless steel sink with disposal
- Stainless steel appliances:
 - GE Profile side-by-side refrigerator with indoor water/ice dispenser
 - GE Monogram built-in convection oven
 - GE Monogram built-in microwave



BREAKFAST NOOK

- Size: 8'0" x 10'
- Porcelain tile floor (24" x 48" rectangular)
- Modern chandelier
- Frameless aquarium glass windows
- Full-light door to lanai



LAUNDRY ROOM

- Size: 11'9" x 7'3"
- Porcelain tile floor (24" x 48" rectangular)
- White touch-latch solid wood cabinets with soft-close doors and under-cabinet lights
- Stainless steel utility sink with hanging rod overhead
- Built-in iron center
- Stacked full-size LG washer and dryer



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MASTER BEDROOM

- Size: 19'2" x 13'10"
- Ultra-wide hardwood plank floor
- Recessed ceiling lights
- Ceiling fan
- Ceiling speakers
- Sliding glass doors to lanai



MASTER DRESSING AREA

- Size: 6'4" x 9'3"
- Ultra-wide hardwood plank floor
- Recessed ceiling lights
- Built-in dresser
- Frameless full-length 3-way wall mirror



MASTER WALK-IN CLOSET

- Ultra-wide hardwood plank floor
- Recessed ceiling lights
- Ceiling fan
- Built-in wardrobe organizer



ENSUITE MASTER BATH

- Size: 15'4" x 11'5"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling lights
- Ceiling fan with light
- Double vanities with stone counters
- Wall-to-wall mirror with modern vanity lights
- White touch-latch solid wood cabinets with soft close drawers/doors



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- Built-in linen cabinet
- Free standing soaking tub with free standing tub filler faucet and hand-held body sprayer
- Walk-in shower with tile floor/walls, built-in corner bench, rain showerhead and hand-held body sprayer, toiletry alcove and high corner-less clerestory window with ledge
- Water closet with commode

GUEST ROOM/OFFICE

- Size: 11'8" x 13'9"
- Porcelain tile floor (24" x 48" rectangular)
- Recessed ceiling lights
- Ceiling fan
- Walk-in closet with wardrobe organizer

GUEST BATH

- Porcelain tile floor and accent wall (24" x 48" rectangular)
- Recessed ceiling lights
- Exhaust fan
- Single vanity with stone top and solid-wood cabinets
- Walk-in shower with tile floor/walls, rain showerhead, handheld body sprayer and toiletry alcove



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FAMILY ROOM/LOFT AREA

- Size: 21'9" x 17'4"
- Engineered wood floor
- Recessed ceiling lights
- Ceiling fan
- Ceiling speakers
- Built-in cabinets with granite countertop and beverage refrigerator
- Full-light French doors with retractable screens to front balcony
- Sliding glass doors to rear balcony overlooking bay



BEDROOM 3

- Size: 15'4" x 11'1"
- Engineered wood floor
- Recessed ceiling lights
- Ceiling fan
- Built-in shelves
- Walk-in closet with wardrobe organizer
- Sliding glass doors to balcony



ENSUITE BATH 3

- Travertine floor
- Recessed ceiling lights
- Vanity with wall mirror and stone countertop
- Shower/tub combo with tile walls, toiletry alcove and glass bypass doors
- Exhaust fan



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BEDROOM 4

- Size: 19'7" x 14'1"
- Engineered wood floor
- Recessed ceiling lights
- Walk-in closet with wardrobe organizer
- Sliding glass doors to balcony



BATH 4

- Travertine floor
- Recessed ceiling lights
- Vanity with wall-to-wall mirror and stone countertop
- Shower/tub combo with tile walls, toiletry alcove and glass bypass doors



WRAP-AROUND BALCONY - 2ND FLOOR

- Size (Area 1): 30'0" x 4'0"
- Size (Area 2): 9'8" x 23'0"
- Porcelain tile floor
- Access to both bedrooms and family room/loft area



COVERED FRONT BALCONY - 2ND FLOOR

- Size: 20'0" x 10'5"
- Tile floor
- Recessed ceiling lights
- Access to family room/loft area



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3-CAR SIDE GARAGE

- Size (2-car door area): 28'8" x 21'7"
- Size (1-car door area): 28'8" x 19'0"
- Flake epoxy floor

COVERED LANAI

- Size: 20'0" x 10'5"
- Stone tile floor
- Recessed ceiling lights
- Ceiling fan
- Ceiling speakers

OPEN LANAI

- Size: 12'6" x 11'9"
- Stone tile floor
- Outdoor kitchen with bar seating, wet bar and grill

HEATED POOL & SPA

- Size: 35'0" x 11'6"
- Pebble Tek surface with tile border
- Pool lights
- Stone tile pool deck
- Elevated spa with waterfall to pool
- In-pool bench seating
- Outside shower



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DOCK

- Composite wood dock with lights, electric and water
- Filet table
- Ladder into water
- Storage box
- Bench seating
- 16,000-lbs. boat lift
- Recreation craft lift
- Deep water



BEACH ACCESS

- Lido Shores private community beach access to secluded North Lido Beach
- Secured gated entry



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