

# CHEROKEE PARK

1585 SOUTH DRIVE



## 1585 SOUTH DRIVE

---

Quintessential comfort and style in Cherokee Park -- one of Sarasota's most treasured and sought after neighborhoods. Located just west of Southside Elementary, the proximity to Southside Village, Sarasota Memorial Hospital and Downtown Sarasota can't be beat. Room to roam and extra privacy elevate quality of life under a canopy of mature oak trees on the oversize corner lot near the dead-end of South Drive.

Soft contemporary colors and casual style fit easily into the comfort and flow of your Florida lifestyle. Offering 2,764 sq. ft. of living space, this residence features three bedrooms, three-and-a-half baths, living room, dining room, family room and study nook. The stunning kitchen is a cook's delight with solid-wood cabinets, granite countertops, stainless appliances including induction range, and closet pantry with built-in shelves. 2022 improvements include new appliances, new lighting and plumbing fixtures, interior paint, refinished wood floors, powder bath remodel and new well pump. Recent improvements also include new roof in 2017 and new A/C in 2016. Outside, the large yard features an open deck, mature oak trees and irrigation on well.

Cherokee Park is a wonderful neighborhood with renowned holiday traditions that contribute to its unique character. Dress up for Halloween as kids from all over stroll for treats and put out candle votives in celebration of the winter holidays. Welcome home to your happy place!

**Photos, video and 3D tour available at:**  
**PGL.Group/1585SouthDrive**



# 1585 SOUTH DRIVE

---

## LOCATION

- West of Trail in Cherokee Park
- Excellent location:
  - Southside/Brookside/Sarasota school district
  - 0.25 mile to Southside Elementary
  - 0.7 mile to Southside Village and Sarasota Memorial Hospital
  - 1 mile to Publix and Shops at Siesta Row
  - 1 mile to Lucky's and Westfield Siesta Key
  - 2 miles to Downtown Sarasota
  - 5 miles to Siesta Key Beach

## RESIDENTIAL FEATURES

- 2,764 sq. ft. A/C | 3,678 sq. ft. total
- 16,433 sq. ft. lot (.37 acre)
- 3 bedrooms, 3 baths, 1 half-bath
- Formal living room and dining room
- Family room
- Hunter Douglas top-down/bottom-up shades
- Screened-in back porch
- Large outdoor deck with built-in seating bench
- 2021/2022 Remodels
  - Kitchen Aid stainless steel appliances
  - Lighting and plumbing fixtures
  - Interior painting
  - Refinishing of wood floors
  - Powder bath
  - Window treatments
  - Well pump installation



# 1585 SOUTH DRIVE

---

## COVERED ENTRY/FRONT PORCH

- Size: 31'11" x 3'7"
- Brick front steps and porch floor
- Front door with 2 sidelights
- Electronic keypad entry



## FOYER

- Size: 8'0" x 8'7"
- Oak wood floor
- Light fixture
- Wood panel accent wall
- Entry to family room and to living room



## LIVING ROOM

- Size: 24'3" x 14'11"
- Oak wood floor
- Recessed ceiling lights
- Crown molding



## DINING ROOM

- Size: 22'4" x 12'3"
- Oak wood floor
- Recessed ceiling lights
- Crown molding
- Shiplap panel ceiling
- Modern drum chandelier
- Glass door entry to deck and screened porch



## 1585 SOUTH DRIVE

---

### KITCHEN

- Size: 16'1" x 17'6"
- Oak wood floor
- Recessed ceiling lights
- Modern chandelier over island
- Island with cabinet storage
- Granite countertops
- Large walk-in pantry with built-in organization and automatic light sensor
- New Kitchen Aid stainless steel appliances:
  - 4-element induction range with convection oven and baking drawer
  - Microwave hood combo with convection cooking
  - French-door refrigerator with ice/water dispenser
  - Dishwasher
- Beverage refrigerator in kitchen wet bar
- Stainless steel, double sink with gold pull-out faucet and disposal



### FAMILY ROOM

- Size: 16'0" x 12'7"
- Oak wood floor
- Recessed ceiling lights
- Crown molding
- Light fixture with medallion on ceiling
- Modern barn doors with angled paneling
- Swinging door to kitchen



## 1585 SOUTH DRIVE

---

### OFFICE/STUDY NOOK

- Size: 7'10" x 4'9"
- Oak wood floor
- Mounted light fixture



### MASTER BEDROOM

- Size: 12'7" x 17'5"
- Oak wood floor
- Recessed ceiling lights
- Ceiling fan
- Walk-in closet with wardrobe organizer
- Door with core filled blinds leads to rear porch
- Ensuite bath



### MASTER BATHROOM

- Size: 7'10" x 7'10"
- Travertine tile floor
- Recessed ceiling light
- Solid surface counter with single sink
- Vanity/make-up area
- Wall-to-wall mirror with vanity lights
- Built-in linen cabinet
- Exhaust fan
- Walk-in shower with tile walls/floor, built-in seat bench, and toiletry shelf



# 1585 SOUTH DRIVE

---

## BEDROOM 2

- Size: 11'7" x 12'6"
- Oak wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet with wardrobe organizer



## BATH 2

- Travertine tile floor
- Solid surface counter with single bowl sink
- Wall-to-wall mirror with vanity lights
- Shower tub with tile walls
- Linen closet



## 2ND FLOOR BEDROOM LOFT

- Size: 26'11" x 16'7"
- Oak wood floor
- Sloped ceiling
- Built-in wardrobe drawers
- Two window seats with storage
- Ensuite bathroom



## ENSUITE BATH 3

- Tile floor
- Single sink vanity
- Illuminated round mirror
- Tub shower with toiletry shelving



# 1585 SOUTH DRIVE

---

## POWDER ROOM-REMODELED

- Marble floor
- 1/2 wall wood panel
- Pedestal sink
- Round mirror with vanity lights



## LAUNDRY ROOM

- Size: 4'11" x 8'7"
- Tile floor
- Built-in cabinets with deep utility sink
- LG front-load washer and dryer



## 2-CAR GARAGE

- Size: 21'8" x 20'8"
- Epoxy-coated floor
- Automatic garage door
- Side walk-in storage with shelving
- Alcove with additional storage space
- Rear door to deck



## SCREENED PORCH

- Size: 7'9" x 20'7"
- Deck flooring
- Ceiling fan
- Entry point to Master Bedroom and Dining Room

## OPEN DECK

- Size: 25'10" x 25'10"
- Wood deck
- Built-in seated bench



# 1585 SOUTH DRIVE

---



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

Personal property does not convey. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.