

DIRECT GULF FRONT LIDO BEACH CONDO

1212 BENJAMIN FRANKLIN DRIVE #1202



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Panoramic front-row views of Sarasota's epic coastline from this 12th floor residence at Lido Beach Club. Live inspired every day surrounded by blue skies, turquoise waters, and spectacular Florida sunsets. Quietly removed from the ordinary at the south end of Lido Key, yet convenient to world-class amenities at St. Armands Circle and Downtown Sarasota...beach, sunsets, restaurants, marketplaces, entertainment, galleries and parks are all nearby — love the Sarasota lifestyle!

This 1,532 sq. ft. residence lives large with an open floor plan where the wide-open water views provide a delightful sense of place. Both bedrooms also enchant you with floor-to-ceiling windows, walk-in closets and ensuite baths. The spacious kitchen has solid-wood cabinets, granite countertops and cabinet pantry with pull-out drawers.

Lido Beach Club is a professionally-managed building. Amenities include heated pool with tiki seating areas, gated access to Lido Beach, serenity garden, well-equipped fitness room, and social room which can be booked for private functions. Each residence has one assigned parking spot and additional storage in the ground-floor storage room.

Excellent location with the beach at your back yard, South Lido Park nature preserve across the road, the Ritz Tiki Beach Bar next door, one mile to world-famous St. Armands Circle, and only four miles to Downtown Sarasota. Ride the complimentary Lido Shuttle to and from St. Armands Circle, or the Sarasota Bay Runner trolley to downtown destinations. Life is good on the beach!

**Be sure to look at photos of this condo at:
PGL.Group/LidoBeachClub1202**



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LIDO BEACH CLUB

- Beach-front condominium
- First floor secured lobby with key card entry
- Community room with full kitchen and library
- Fitness gym
- Men and women's bathroom
- Heated beach-front pool
- Outdoor grill
- Fire pit
- Serenity Garden
- Kayak/paddleboard racks
- Storage room for beach gear
- Assigned carport parking & guest parking
- Walk to Lido Key Tiki Bar at the Ritz Carlton and the new Drift Kitchen and Bar at Lido Beach Resort
- 1 mile to St. Armands Circle
- 4 miles to Downtown Sarasota

RESIDENCE FEATURES

- 1,532 sq. ft. A/C | 1,707 sq. ft. total
- 2 bedroom/2 bathroom
- Shared utility room on floor has assigned storage locker and coin washer/dryer
- Floor-to-ceiling windows in bedrooms
- New luxury vinyl flooring
- New interior paint



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FOYER

- Size: 4'0" x 8'5"
- Tile floor
- Light fixture
- Storage closet



KITCHEN

- Size: 9'2" x 15'8"
- Tile floor
- Recessed ceiling lights
- Tray ceiling
- Ceiling fan w/light
- Solid-wood cabinets
- Granite countertops
- Tile backsplash
- Cabinet pantry with pull-out drawers
- Stainless steel appliances:
 - Side-by-side refrigerator with in-door water/ice dispenser
 - Built-in microwave
 - Built-in oven
 - Glass cooktop
- Double bowl stainless steel sink with disposal



GREAT ROOM

- Size: 14'10" x 16'6"
- Luxury vinyl floor
- Ceiling fan
- Sliding glass doors and sliding plantation shutters to balcony



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DINING ROOM

- Size: 14'11" x 10'6"
- Luxury vinyl floor
- New chandelier
- Undercounter storage space
- Undercounter beverage refrigerator



MASTER BEDROOM

- Size: 16'0" x 19'7"
- Luxury vinyl floor
- Ceiling fan w/light
- Floor-to-ceiling windows with plantation shutters
- Walk-in closet w/wardrobe organizer
- Full-lite door w/shades to balcony with full views of Gulf of Mexico



ENSUITE BATH

- Tile floor
- Recessed ceiling lights
- Single sink vanity w/solid-wood cabinetry
- Granite countertops
- Wall-to-wall mirror over vanity
- Linen/storage closet
- Walk-in shower with tile floor/walls, toiletry shelf and glass enclosure



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GUEST BEDROOM

- Size: 11'7" x 19'4"
- Tile floor
- Ceiling fan
- Floor-to-ceiling windows with plantation shutters
- Walk-in closet
- Full-lite door with shades to balcony with views of Gulf of Mexico, Sarasota Bay and Downtown Sarasota



ENSUITE GUEST BATH

- Tile floor
- Recessed ceiling lights
- Single sink vanity w/solid-wood cabinetry
- Granite countertops
- Wall-to-wall mirror over vanity
- Linen/storage closet
- Walk-in shower with tile floor/walls, toiletry shelf and glass enclosure



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

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