

# DOWNTOWN EAST SARASOTA

## 2676 CHERYLE LANE



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Right place, right time! Live, work and play in Sarasota's desirable Downtown East. Say good-bye to long commutes because when you live here, you are close to everything! For work, just one mile to Downtown Sarasota or two miles to Sarasota Memorial Hospital. For play, you're within one mile of the Legacy Trail, Payne Park, Ed Smith Stadium and Arlington Park. Love the water? Ride your bike to Bayfront Park or drive over the iconic Ringling Bridge to Lido Beach. Climb aboard the complimentary Bay Runner trolley at its north terminus for a free ride to downtown, St. Armands Circle and Lido Key.

Super cute three bedroom/one bath home with vintage appeal. Easy-living floorplan where common areas are connected for festive entertaining. The kitchen flows into the light-filled dining room with full-glass doors that open to a cozy patio. Let's party! Recent updates include new kitchen counters, cooktop, dishwasher and water heater. The oven, washer and dryer are just four years old, and the roof is seven years. A nice-to-have feature is the oversize, floor-to-ceiling storage closet in the bedroom hallway. The bathroom charms with original floor and wall tiles with bullnose edge and pink alcove bathtub. Outside, the fully-fenced in backyard has a raised two-bed garden. The high tree canopy and north-south exposure help keep the home cool in summer.

Downtown East is an established neighborhood with easy access to Sarasota's exceptional work/live/play amenities. Maximize your Sarasota lifestyle in this quaint downtown location.

**Photos and video of this home available at:**  
**[LTG.Homes/2676CheryleLane](https://www.LTG.Homes/2676CheryleLane)**



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### DOWNTOWN SARASOTA LIFESTYLE

- Downtown East
- Convenient to downtown shopping, dining, Farmers' Market, yoga and fitness studios
- Nearby lifestyle amenities:
  - 0.2 mile to Legacy Trail access
  - 0.7 mile to Payne Park
  - 0.9 mile to Arlington Park
  - 1.0 mile to Ed Smith baseball stadium
  - 1.0 mile to Downtown Sarasota
  - 2.0 miles to Sarasota Memorial Hospital
  - 2.4 miles to Bayfront Park
  - 5.0 miles to Lido Beach
- Payne Park amenities:
  - Walking trails
  - Playground
  - Skate park
  - Frisbee golf
  - Payne Park Tennis Center
- Arlington Park amenities:
  - Great Florida Birding & Wildlife Trail
  - Aquatic center with 50-meter lap pool and 25-yard instructional pool
  - Outdoor and indoor basketball courts
  - Tennis courts
  - Playground
  - ½-mile walking trail
  - Dog park



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## EXTERIOR

- 7,200 sq. ft. / 0.17 acre
- Open patio
- Detached storage shed
- Fenced and gated
- Outdoor shower
- Carport



## INTERIOR

- 1,117 sq. ft. A/C | 1,548 sq. ft. total
- 3 bedrooms, 1 bath
- New kitchen updates
- New hot-water heater
- Laundry room



## ENTRY PATIO

- Size: 19'6" x 8'10"
- Concrete floor
- New light fixture

## GREAT ROOM

- Size: 18'1" x 14'8"
- Porcelain tile entry
- Wood floor
- Built-in shelving
- 3/4 step-down white brick accent wall separating kitchen and great room
- Full-lite front door
- Over-sized windows



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### DINING ROOM/SUNROOM

- Size: 10'5" x 11'7"
- Cork floor
- White wall panels
- White wood ceiling slats
- Double French-doors to outdoor patio
- Exit door to carport



### KITCHEN

- Size: 12'7" x 12'0"
- Cork floor
- New ceiling fan with light
- Eat-in kitchen space
- New counters
- Appliances
  - New stainless steel dishwasher
  - New 4-burner electric cooktop
  - In-wall exhaust fan
  - Built-in oven
  - Side-by-side refrigerator/freezer with in-door ice/water dispenser
- New undermount stainless steel single bowl workstation sink and new faucet



### BEDROOM HALL

- Large closet with built-in shelving
- Access to attic



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## MASTER BEDROOM

- Size: 10'11" x 14'5"
- Wood floor
- New ceiling fan with light
- Standard closet



## BEDROOM 2

- Size: 10'11" x 10'3"
- Wood floor
- New ceiling fan with light
- Standard closet



## BEDROOM 3

- Size: 12'2" x 8'6"
- Wood floor
- Ceiling fan with light
- Standard closet



## BATHROOM

- Size: 7'4" x 4'10"
- Tile floor
- New light fixtures
- Half-way up tiled walls
- Single sink vanity with cabinets
- Built-in shelves
- Mirrored medicine cabinet
- Shower/tub with tile walls



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## LAUNDRY

- Size: 10'4" x 5'2"
- Concrete floor
- Washer and dryer
- Exit to backyard

## OUTDOOR SIDE PATIO

- Size: 18'8" x 11'0"
- Brick paver floor



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