

INDIAN BEACH MODERN ZEN SANCTUARY

653 40TH STREET



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Indian Beach modern zen luxury home mindfully constructed in 2021, incorporating the latest in design and technology features. A commitment to quality craftsmanship is evident throughout with an emphasis on creating spaces that promote relaxation and well being. Every detail embodies a unified approach to perception, ease and affinity with the natural surrounds.

Best-in-class construction and design features include concrete block construction, oversize impact glass throughout, high ceilings, smart home integration, generator, in-cabinet electrical outlets, true north art studio and climate-controlled storage room. At the heart of the 3,200 sq. ft. home is an expansive social space that incorporates kitchen, dining and living areas with wall-to-wall sliding glass doors to the covered lanai and outdoor kitchen. Designed by a former cook, the kitchen is a culinary delight. Clad in a calming mix of muted colors, it features Italian two-toned cabinetry, quartz countertops, stainless steel kickplates, high-end appliances, generous storage, massive eat-in island and walk-in pantry. Private retreats include two bedroom suites plus two additional bedrooms being used as a home office and art studio. A standout feature of the property is the master suite, which opens to the outdoor serenity patio. It includes his and her walk-in closets, and a luxurious ensuite bath with his and her vanities, dressing mirrors, curbless walk-in shower and full-light door to an outdoor shower.

Beautifully-finished living spaces extend beyond the exterior walls to the outdoor spaces that surround the residence. A courtyard entry with water chain and water fountain creates a stunning entry as well as an inspiring extension of the home office. The master suite opens to a serenity patio with Bullfrog jetted spa and outdoor shower ensconced by a natural wall of Mast trees. The great room opens to a substantial 680 sq. ft. covered lanai with automated screens and natural-flame fire table. Set on a 0.41-acre lot, the property boasts ample outdoor space for enjoying the outdoors. The fully fenced and gated backyard features a heated salt-water swimming pool, and tropical privacy landscape with filtered sunlight from several mature oak trees.

Indian Beach offers an idyllic setting that's merely seven minutes north of Downtown Sarasota's urban hub. This singular property offers a peaceful retreat with spacious sheltered spaces that let you find joy in everyday living.

Photos, video and 3D tour available at:
LaughlinTanner.com/65340thStreet



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LOCATION

- Indian Beach/Sapphire Shores
- Minutes to downtown, beaches, golf, airport and world-class cultural venues
- Close to lifestyle amenities:
 - 0.3 mile to Sarasota Jungle Gardens
 - 1.0 mile to Ringling Museum of Art
 - 1.7 miles to SRQ International Airport
 - 2.4 miles to Broadway Promenade (Publix Grocery)
 - 3.0 miles to Downtown Sarasota
 - 3.3 miles to Bayfront Park
 - 6.0 miles to Lido Beach

EXTERIOR FEATURES

- 17,876 lot sq ft (.41 acre)
- Lush landscaping with mature oaks
- Pebbled entry courtyard with water feature, access to home office and concrete stepping stones to owners' private patio in side yard
- Irrigation (well)
- Rain gutters and rain chains
- Expansive outdoor living:
 - Living and dining
 - Real flame gas fire table
 - Automated retractable screen enclosure
 - Heated pool in backyard
 - Heated spa in side yard
 - Outdoor kitchen
 - Outdoor shower



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- Generator (under contract)
- Fully-fenced and gated yard
- Security cameras
- Garden and outdoor lights

RESIDENCE FEATURES

- 3,200 sq. ft. A/C | 4,670 total sq. ft.
- 4 bedrooms, 3 baths
- High ceilings
- High-end finishes
- Chef's kitchen
- Smart home
- Lutron lights
- Impact windows and sliders
- True north art studio
- Directional art lighting throughout
- Motion lights in walk-in closets and garage storage room
- Climate-controlled storage room in garage

COVERED FRONT ENTRY

- Size: 9'5" x 14'11"
- Porcelain tile floor
- Recessed ceiling lights
- Accent wall with slat tiles

FOYER

- Size: 7'0" x 12'6"
- Porcelain tile floor
- Entry door with sidelight
- Modern chandelier



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GREAT ROOM

- Size: 17'8" x 22'8"
- Ceiling height at peak: 15'3"
- Porcelain tile floor
- Recessed ceiling lights
- Vaulted ceiling
- Clerestory windows
- TV accent wall with porcelain tile
- Built-in Italian cabinetry with display shelves and storage
- Sliding glass doors to covered lanai



KITCHEN

- Size: 17'8" x 12'5"
- Porcelain tile floor
- Recessed ceiling lights
- Italian two-toned cabinetry with quartz countertops and extensive storage
- Stainless steel kick plate
- Artistic tile backsplash
- Under-cabinet lighting
- Built-in walnut wood desk station
- Coffee station and small appliance cabinets with electrical outlet
- Appliances:
 - Wolf 6-burner gas cooktop
 - Falmec overhead vent
 - Wolf built-in convection oven
 - Wolf built-in microwave below oven
 - Integrated Monogram side-by-side refrigerator and freezer
 - Integrated Cove dishwasher
 - Dacor wine refrigerator



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- Eat-in island (12'5" x 4'3")
 - Under island printer and file cabinet with electrical outlet
- Stainless under-counter sink with smart-touch pull-down faucet and disposal
- Walk-in pantry

DINING ROOM

- Size: 12'8" x 18'2"
- Porcelain tile floor
- Linear chandelier
- Glass sliders to lanai and outdoor kitchen



MASTER SUITE

- Size: 14'10" x 14'10"
- Wood-effect tile floor
- Recessed ceiling lights
- Ceiling fan
- Adjustable nightstand wall sconces
- Floor-to-ceiling fixed corner windows
- His and her walk-in closets with organizers
- Lutron auto shades
- Full-light door to owner's patio with spa



MASTER BATHROOM

- Size: 15'3" x 18'3"
- Porcelain tile floor
- Recessed ceiling light
- His vanity station:
 - Italian wood essence vanity with granite countertop and round vessel sink
 - Vanity mirror and light
 - Built-in storage cabinet
 - Full length dressing mirror



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- Her vanity station:
 - Italian wood essence vanity with granite countertop and round vessel sink
 - Make-up/grooming station
 - Wall-to-wall/counter-to-ceiling mirror
 - Mirror medicine cabinet with integrated electrical outlet
- Curbless walk-in shower with porcelain tile floor/walls, rain showerhead, adjustable handheld body spray, 3 toiletry alcoves and frameless glass enclosure
- Water closet with frameless swing door and Duravit one-piece dual flush commode
- Linen closet



MASTER SUITE PATIO

- Size: 15'3" x 18'3"
- Concrete pavers
- Outdoor shower with showerhead and body spray
- Bullfrog 3-seat spa with individually configured jet packs
- Natural privacy with Mast trees



GUEST SUITE BEDROOM

- Size: 12'5" x 18'2"
- Wood-effect tile floor
- Ceiling fan with light
- Dressing mirror
- Standard closet with wardrobe organizer



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EN SUITE BATHROOM

- Wood-effect tile floor
- Floating vanity with integrated sink and linear drain
- Vanity mirror/medicine cabinet combo and vanity light fixture
- Built-in storage cabinet
- Duravit one-piece dual flush commode
- Walk-in shower with porcelain tile floor/walls, toiletry alcove, adjustable showerhead and frameless glass enclosure



BEDROOM 3/OFFICE

- Size: 12'7" x 16'1"
- Wood-effect tile floor
- Recessed ceiling lights
- Pocket doors to full bath
- Lutron auto shades
- French doors to front courtyard



BATHROOM 3

- Wood-effect tile floor
- Floating vanity with integrated sink and linear drain
- Accent tile wall
- Vanity mirror and vanity lights
- Duravit one-piece dual flush commode
- Walk-in shower with porcelain tile floor/walls, toiletry alcove, adjustable showerhead and frameless glass enclosure



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BEDROOM 4/TRUE NORTH ARTIST STUDIO

- Size: 12'5" x 19'2"
- Wood-effect tile floor
- LED strip lights with spotlights
- Oversized true-north window with remote controlled shades



LAUNDRY ROOM

- Size: 7'8" x 8'10"
- Wood-effect tile floor
- Built-in cabinets with integrated electrical outlets and iron station
- Built-in shelves
- Folding table
- Kraus stainless steel utility sink
- Whirlpool front load washer and dryer on pedestals



2-CAR GARAGE

- Size: 23'1" x 21'10"
- Speckle painted concrete
- Access door to side yard



CLIMATE CONTROLLED STORAGE

(access from garage)

- Size: 10'2" x 14'11"
- Ceiling height: 11'2"
- Tile floor
- Technology hub



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COVERED LANAI

- Size: 19'10" x 34'5"
- Porcelain tile floor
- Recessed ceiling lights
- 2 ceiling fans with lights
- Skylight
- Built-in gas fire pit with natural-look flame
- Retractable floor-to-ceiling automated screens



OUTDOOR KITCHEN

- Porcelain tile floor
- Sconce lights
- Granite countertop
- Porcelain tile backsplash
- Built-in Bull gas grill + 1-burner cooktop
- Built-in Bull beverage refrigerator
- Stainless steel storage drawers



HEATED POOL

- Size: 11'8" x 23'8"
- Travertine pool deck
- Salt water chlorination
- Child safety fence
- Pool lights
- Water feature



BACKYARD

- Fully fenced and gated
- Tropical and privacy landscape
- Mature oak trees
- Irrigation on well
- Garden and outdoor lights



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