

PREMIER ON MAIN

62 AUDUBON PLACE



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Nearly new, four-bedroom townhouse in Sarasota's uptown district. Outstanding location on upper Main Street close to everything that makes Sarasota such a great place to live and visit. Walk to galleries, cafes, restaurants and boutiques. Just minutes to beaches, golf, hospital, airport and world-class cultural venues. Next to northern terminus of Bay Runner trolley with complimentary service to downtown, St. Armands Circle and Lido Beach.

Dressed to impress with designer-selected finishes, this 2,763 sq. ft. residence comes turnkey furnished. Move right in and swoon over the alluring good looks in every detail. The smart, four-level floor plan features double-concrete construction, high ceilings, private elevator, eight-foot interior doors, energy-efficient systems, hurricane-rated impact windows, multiple balconies, finished rooftop, and parking for four vehicles in the two-car garage plus attached two-car carport.

Now, for a quick floor by floor tour. The first level has a private guest suite. The main second level features an open floor plan with kitchen, dining and living. The kitchen is a delight with sophisticated European cabinetry, quartz countertops, under-cabinet lighting, center island with waterfall feature, and high-end Samsung and Bosch stainless steel appliances. The third level houses three bedrooms and two baths, including the primary suite which has an outdoor balcony, walk-in closet and luxe ensuite bath. The fourth level is a finished rooftop designed for outdoor living. It has various gathering areas, an outdoor kitchen, jetted spa and glass railing with city view.

The location, the floor plan, the decor, the turnkey furnishings. Indulge in an urban lifestyle just moments from Sarasota's cultural charms.

Photos, video and 3D tour available at:
LaughlinTanner.com/62AudobonPlace



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PREMIER ON MAIN

- Boutique community of 23 contemporary townhouses in Sarasota's Uptown District
- Walk to galleries, cafes, restaurants, boutiques and Saturday Farmer's Market
- Walk to Payne Park
- Minutes to beaches, golf, hospital, airport and world-class cultural venues
- Convenient location:
 - 0.1 mile to Bay Runner trolley stop with complimentary service to downtown, St. Armands Circle and Lido Beach
 - 0.2 mile to Legacy Trail
 - 0.3 mile to Payne Park
 - 0.5 mile to Sprouts Market
 - 1.0 mile to Publix Supermarket
 - 1.1 mile to Whole Foods Market
 - 1.6 mile to The Bay Park
 - 1.7 mile to Sarasota Memorial Hospital and Southside Village
 - 4.0 miles to St. Armands Circle and Lido Beach
 - 4.7 miles to SRQ International Airport

RESIDENCE FEATURES

- 2,763 sq. ft. A/C | 3,739 total
- 4 bedrooms, 3.5 baths
- Four-level residence with private rooftop and views of city skyline



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- Private elevator to all four levels
- High ceilings
- Impact windows and sliding glass doors
- 8-foot solid interior doors
- Engineered hardwood staircase
- Turnkey furnished
- Two-car garage plus two-car covered carport



GROUND LEVEL

FRONT ENTRY

- Size: 5'5" x 4'5"
- Concrete floor
- Recessed ceiling light
- Full-light front door with keyless entry pad



FOYER HALL

- Size: 4'11" x 11'8"
- Porcelain tile floor
- Recessed ceiling lights
- Designer wall paper
- Understairs coat/storage closet and separate linen closet
- Access to private elevator, garage and guest suite



GUEST BEDROOM

- Size: 10'9" x 9'2"
- Porcelain tile floor
- Ceiling fan with light
- Standard closet with wardrobe organizer



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ENSUITE BATH

- Porcelain tile floor
- Recessed ceiling light
- Single vanity with quartz countertop
- Vanity mirror and lights
- Dual-flush commode
- Walk-in shower with tile floor/walls, rain showerhead, handheld body sprayer and framless glass enclosure



2-CAR GARAGE

- Size: 20'9" x 20'0"
- Concrete floor
- 2-car carport attached to back of garage



2ND LEVEL

GREAT ROOM

- Size: 19'8" x 18'7"
- Porcelain tile floor
- Recessed ceiling lights
- Chandelier
- Wine bar with quartz countertops, bottom cabinets and undercounter wine cooler
- Wall-to-wall windows



DINING ROOM

- Size: 14'10" x 9'5"
- Porcelain tile floor
- Recessed ceiling lights
- Chandelier



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BONUS LOUNGE AREA

- Size: 14'10" x 6'0"
- Porcelain tile floor
- Recessed ceiling lights
- Glass sliders to balcony

BALCONY

- Size: 10'6" x 9'4"
- Painted concrete floor
- Light sconces

KITCHEN

- Size: 12'10" x 14'0"
- Porcelain tile floor
- Recessed ceiling lights
- Contemporary high-gloss cabinets on uppers with wood-like finish cabinets on lowers
- Soft-close cabinet doors and drawers
- Quartz countertops
- Large eat-in island with quartz waterfall countertop and three pendant lights
- In-cabinet trash/recycle station
- Frigidaire stainless steel appliances:
 - 6-burner gas cooktop
 - Electrolux chimney hood vent
 - French door refrigerator/freezer with in door water/ice dispenser
 - Built-in convection oven
 - Built-in microwave
 - Dishwasher
- Large single-bowl stainless steel sink with pull down faucet and disposal



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POWDER ROOM

- Porcelain tile floor
- Floating single sink vanity with vanity mirror and light
- Designer wallpaper
- Storage closet



3RD LEVEL

MASTER BEDROOM

- Size: 10'10" x 15'0"
- Porcelain tile floor
- Recessed ceiling lights
- Chandelier
- Accent wall with designer wallpaper
- Sliding glass doors to private balcony



ENSUITE MASTER BATH

- Size: 5'0" x 15'0"
- Porcelain tile floor
- Dual sink vanity with wall-to-wall mirror and vanity lights
- Soft-close cabinets doors and drawers
- Walk-in shower with tile floor/walls, toiletry alcove, recessed ceiling light, dual rain showerheads with dual hand-held body sprayers and frameless glass enclosure
- Water closet with commode
- Walk-in closet with wardrobe organizer



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BEDROOM 3

- Size: 9'7" x 13'6"
- Porcelain tile floor
- Ceiling fan with light
- Walk-in closet with wardrobe organizer



BEDROOM 4

- Size: 9'7" x 14'0"
- Porcelain tile floor
- Ceiling fan with light
- Standard closet with wardrobe organizer



BATH 3

- Porcelain tile floor
- Single sink vanity with wall-to-wall mirror and vanity lights
- Shower/tub with tile walls, toiletry alcove and rain showerhead



LAUNDRY CLOSET

- Size: 5'10" x 3'5"
- Drying rod
- Stackable washer and dryer

4TH LEVEL

ROOFTOP DECK

- Size: 19'10" x 52'0" (irregular)
- Outdoor kitchen with gas grill, stainless sink and undercounter beverage refrigerator
- American Whirlpool hot tub
- Multiple seating areas
- City views



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