

WEST OF TRAIL IN KENTWOOD ESTATES

1543 EASTBROOK DRIVE



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Love surprises? This Sarasota West of Trail one-of-a-kind residence is full of surprises. Classic. Accommodating. Hospitable. Your life's passions are welcome here for a home life that brings joy, fulfillment and accomplishment.

Located on a half acre at the end of a spring-fed lake, the long water views resemble the qualities of a reflection pool. The masterful design encompasses a total of 7,590 sq. ft. of indoor and outdoor space. Out front, a sizable front porch with gazebo welcomes neighborly conversations. Inside, gathering areas include a two-story great room, formal dining room, wet bar and gourmet eat-in kitchen. Private spaces include a heavenly primary suite with access to the pool and secluded spa, three additional bedrooms with ensuite baths, home office, craft room, man cave or in-law suite, and two, two-car garages one of which can accommodate car lifts.

Expertly crafted and installed components include hickory wood floors, seven-inch baseboards, crown molding, designer ceilings, gas fireplace, solid-wood cabinetry, and Thermador professional appliances. Convenience features include impact windows and doors, security system with outdoor cameras, smart home with four WiFi extenders, four Roku TVs, in-wall pest control system, irrigation well, heated pool and spa, air conditioning with two units and seven zones, and 500-gallon propane tank that supplies two tankless hot-water systems, kitchen range, outside grill, fireplace and spa. Feature sheet with full details available.

Live your best Sarasota life in a highly-desirable neighborhood close to lifestyle amenities, including Siesta Beach, Southside School, Sarasota Memorial Hospital and Downtown Sarasota. Come see this warm and welcoming residence filled with delightful surprises.

Photos, video & 3D tour available at:
LTG.Homes/1543EastbrookDrive



1543 EASTBROOK DRIVE

LOCATION

- West of Trail in Kentwood Estates
- Close to beaches and Downtown Sarasota
- Highly-desirable location close to lifestyle amenities:
 - 0.9 mile to Publix at Shops at Siesta Row
 - 1.1 miles to Crossings at Siesta Key
 - 1.2 miles to The Landings
 - 1.6 miles to Southside Elementary
 - 2.5 mile to Sarasota Memorial Hospital
 - 2.5 miles to Southside Village
 - 3.6 miles to Downtown Sarasota
 - 3.4 miles to Bayfront Park
 - 5.0 miles to Siesta Beach
 - 7.3 miles to Lido Beach
 - 7.8 miles to SRQ International Airport

EXTERIOR

- Built in 2017
- 0.53 acre lot (22,971 sq. ft.)
- Lush tropical landscaping
- Oversized paved driveway
- Gated vinyl fence
- Two, two-car garages with side-load entry
 - 1 garage wired for car lifts
- Extended front porch with gazebo
- Convenient high-mounted electrical outlets



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- 500-gallon propane tank supplies two tankless hot-water systems, kitchen range, outside grill, fireplace and spa
- 4-in. well for irrigation and outside spigots
- Air conditioning with 2 units and a total of 7 zones
- Foam insulation
- 2 tankless hot-water heaters with instant hot water
- Screened-in pool heated with heat pump
- Spa heated with insulated cover, heated by separate propane heater
- Rain gutters and downspouts
- Security system with outdoor cameras and window/door motion detectors
- 2nd level extended balcony overlooking lake

INTERIOR

- 4,788 sq. ft. A/C | 7,590 sq. ft. total
- 4 bedrooms, 5.5 baths
- Coffered, step and vaulted ceilings
- Crown molding throughout
- 7-inch baseboards
- 1st floor is ADA accessible from driveway
- Impact windows and doors
- In-wall pest system
- Smart home WiFi with 4 WiFi extenders (4 Roku TVs, thermostats and security)



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COVERED FRONT ENTRY

- Full width of house
- Travertine tile
- Wood slat ceiling
- Coach lights
- Gazebo with light, ceiling fan and water/electric outlets



FOYER

- Size: 10'7" x 12'6"
- Hickory wood floor
- Recessed ceiling lights
- 2 chandeliers
- Under-stairs coat closet
- Hand-carved Honduran mahogany solid-wood entry door with side lights



DINING ROOM

- Size: 12'10" x 17'8"
- Hickory wood floor
- Step ceiling with chandelier
- Designer wallpaper
- 4 lighted art niches
- Drapes



POWDER ROOM

- Hickory wood floor
- Chandelier
- Designer wallpaper
- Kohler limited-edition matching vessel sink and commode



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GREAT ROOM

- Size: 17'10" x 22'7"
- Ceiling height: 21'4"
- Hickory wood floor
- 2-story coffered ceiling
- Recessed ceiling lights
- Double-paddle ceiling fan
- Floor-to-ceiling stone accent wall with built-in gas fireplace
- Roku TV with built-in surround-sound and Sonos sound bar
- 3 Sets of French doors with oversized clerestory windows to covered lanai
- Automatic blinds on doors and clerestory windows



KITCHEN

- Size: 15'6" x 21'10"
- Hickory wood floor
- Coffered ceiling
- 2 chandeliers
- Recessed ceiling lights
- Solid-wood cabinets with soft-close doors and drawers
- Granite countertops and dimensional tile backsplash
- In-cabinet trash/recycle center
- Built-in china cabinet
- Free standing "Gumps San Francisco" island with drawers, display cabinets and butcher-block top



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- High-end stainless steel appliances:
 - Thermador professional range with 6-burner gas cooktop and convection oven
 - Integrated Thermador vent
 - Thermador dishwasher
 - Thermador built-in oven and warming drawer
 - Thermador built-in microwave
 - Thermador side-by-side refrigerator/freezer
- Oversized apron sink with disposal and water filtration
- Bay windows with lake view



WET BAR

- Size: 6'0" x 7'9"
- Hickory wood floor
- Coffered ceiling
- Recessed ceiling lights
- Solid wood cabinets with upper glass fronts
- Granite countertop and dimensional tile backsplash
- Under-counter ice maker and wine refrigerator
- Stainless steel sink with under sink water filtration



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UTILITY HALL

- Hickory wood floor
- Recessed ceiling lights
- Wall-to-wall built-in storage cabinets and pantry with soft-close doors and drawers
- Access to kitchen, laundry room, stairs to 2nd floor bonus room and garage



LAUNDRY ROOM

- Size: 6'0" x 7'9"
- Hickory wood floor
- Recessed ceiling lights
- Upper and lower cabinets with granite countertop
- LG front load washer and dryer on pedestals
- Hanging drying rod
- Utility sink
- Technology hub



OFFICE

- Size: 11'1" x 12'6"
- Hickory wood floor
- Recessed ceiling lights
- Tray ceiling with ceiling fan
- Drapes



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PRIMARY BEDROOM

- Size: 15'7" x 25'2"
- Hickory wood floor
- Step ceiling with ceiling fan
- Recessed ceiling lights
- French doors to lanai
- Automatic blinds
- Roku TV



PRIMARY CLOSET

- Size: 10'11" x 16'10"
- Hickory wood floor
- Recessed ceiling light
- Ceiling fan
- Built-in wardrobe organizer
- Center island with drawers



ENSUITE BATH

- Size: 11'1" x 16'0"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan
- Split vanities with solid-wood cabinets and granite countertops
- Vanity-to-ceiling framed mirrors with vanity lights
- Commode alcove with closet for instant hot-water heater
- Walk-in shower with tile floor/walls, toiletry alcove, corner bench, rain showerhead, handheld body spray and half-wall glass partition
- Access to outdoor heated spa



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2ND LEVEL

GALLERY OVERLOOKS GREAT ROOM

CRAFT ROOM

- Size: 9'0" x 12'0"
- Hickory wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Built-in storage cabinet and shelves
- Storage closet with air handlers
- Plantation shutters
- Roku TV



BEDROOM 2

- Size: 13'8" x 15'3"
- Carpet
- Tray ceiling with ceiling fan
- Walk-in closet with wardrobe organizer
- Glass sliders to balcony



ENSUITE BATH 2

- Ceramic tile floor
- Single-sink vanity with solid-wood cabinets and granite countertop
- Vanity-to-ceiling framed mirror with vanity lights
- Walk-in shower with tile floor/ walls, toiletry alcove, control panel at entrance and frameless glass enclosure



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BEDROOM 3

- Size: 9'1" x 23'4"
- Carpet
- Ceiling fan
- Built-in day bed
- Plantation shutters
- Walk-in closet with wardrobe organizer



ENSUITE BATH 3

- Ceramic tile floor
- Recessed ceiling lights
- Single-sink vanity with quartz countertop and open bottom shelf
- Wall mirror with penny tile accent
- Teal sea urchin dual pendants
- Shower/tub with tile walls and toiletry alcove



BEDROOM 4

- Size: 14'1" x 15'8"
- Carpet
- Tray ceiling with ceiling fan
- Walk-in closet with wardrobe organizer
- Access to bonus room and rear stairs



ENSUITE BATH 4

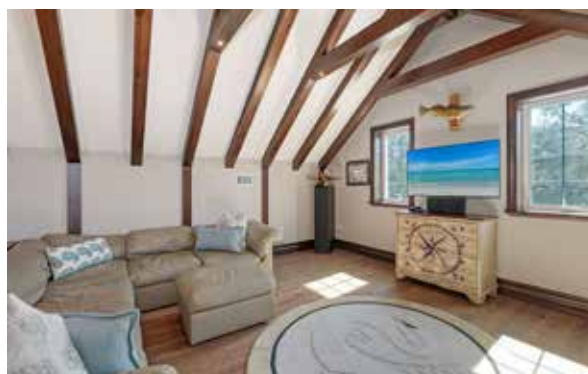
- Ceramic tile floor
- Single-sink vanity with solid-wood cabinets and granite countertop
- Vanity-to-ceiling framed mirror with vanity lights
- Walk-in shower with tile floor/walls, toiletry alcove, control panel at entrance and frameless glass enclosure



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BONUS ROOM/MAN-CAVE

- Size: 16'9" x 21'9"
- Hickory wood floor
- Cathedral ceiling with wood beams
- Recessed ceiling lights
- Ceiling fan with light
- Roku TV with surround sound speakers
- Walk-in storage closet
- Stairwell to 1st level utility hall



BATH 5

- Ceramic tile floor
- Single-sink vanity with honed-granite countertop
- Framed vanity mirror with light sconces
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass enclosure
- Storage closet with access to additional electrical/plumbing for future kitchenette



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OUTDOORS

BREEZEWAY BETWEEN GARAGES AND FRONT ENTRY

WEST 2-CAR GARAGE (SINGLE DOORS)

- Size: 23'4" x 21'6"
- Concrete floor with epoxy finish
- Storage room
 - Size: 5'9" x 12'2"
- Access to utility hall, backyard and breezeway

EAST 2-CAR GARAGE (SINGLE DOORS)

- Size: 23'4" x 21'6"
- Ceiling height: 12'
- Concrete floor with epoxy finish
- Room for 2-car lifts
- Access to breezeway

COVERED LANAI

- Size: 10'3" x 21'8"
- Travertine floor
- Wood slat ceiling
- Recessed ceiling lights
- 2 ceiling fans
- Electric retractable awning over grill
- Picture-frame screen enclosure



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HEATED POOL

- Size: 11'6" x 27'6"
- Pool lights
- Seat bench

BUILT-IN HOT TUB

- Elevated
- Insulated cover
- Gas heater separate from pool heater



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