

ALINARI IN DOWNTOWN SARASOTA

800 NORTH TAMIAMI TRAIL #312



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Downtown Sarasota third-floor residence in Alinari. Excellent location in the Rosemary District – walk to downtown shopping, dining, waterfront parks and entertainment options, and just a quick drive over the iconic Ringling Bridge to St. Armands Circle and Lido Beach.

This split two bedroom, two bath residence has 1,323 square feet of open living space, tastefully-remodeled in move-in condition. High-end finishes include luxury vinyl plank flooring in white oak, solid-wood cabinetry, quartz countertops, LED lighting with dimmers, premium fixtures and hardware, Lutron automated window shades, and stone accent wall in foyer and dining room. The kitchen with eat-in counter features soft-close, solid-wood shaker cabinets with designer brass hardware, Cambria quartz countertops, Elysium glass backsplash, and under-cabinet lighting. The great room has sliding glass doors to the balcony overlooking Alinari's expansive green space. The bedrooms are on opposite sides of the living area. The primary suite has a walk-in closet, breakfast bar, and ensuite bath featuring dual sink vanity, honed marble tile and frameless glass walk-in shower.

This residence features the convenience of being on the same floor as the fitness center, sauna, pool and grill. Plus, it is only one flight of stairs to the garage should you prefer to walk instead of taking the elevator. Other nice-to-haves include in-unit laundry room with full-size washer and dryer, one garage parking spot and a storage locker.

Alinari is a well-run condominium with an active social committee. Resort-style amenities include concierge service, heated pool/spa with sun deck, private park, state-of-the-art fitness center, sauna, theater room, social room, billiards room, business center, indoor bicycle storage and guest suite for visitors. Wine lovers can gather in the climate-controlled wine room with personal wine storage lockers. The great location is getting better with the development of The Quay downtown district and The Bay, 53 acres of waterfront land along Sarasota Bay being developed into a signature public park.

**Photos, video and 3D tour of this condo available at:
LTG.Homes/Alinari312**



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2022 RENOVATION HIGHLIGHTS

- Cambria Quartz countertop and custom millwork on kitchen island
- Soft-close cabinetry, including pullouts
- Elysium glass tile backsplash
- Custom shaker cabinetry
- Custom designer brass hardware
- Grohe kitchen faucet
- Kohler Premium Collection stainless steel sink
- KitchenAid appliances
- Upgraded LED lighting with dimmers
- Luxury vinyl plank flooring in white oak throughout
- Foyer, dining room, family room and primary bedroom have designer lighting fixtures
- Silent remote-control Lutron shades on all windows
- Custom curtains
- Stone veneer wall in entry and dining room
- Pocket door
- Custom-built coffee bar in primary bedroom
- Complete renovation of bathrooms includes quartz countertops, custom cabinetry with ample linen storage, designer hardware, glass enclosed showers, designer tile and honed marble tile
- Premium fixtures and hardware
- Upgraded LED lighting throughout
- Custom closets and storage
- Upgraded hardware on all doors

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ALINARI RESIDENCES

- Downtown Sarasota in Rosemary District
- 24/7 security
- Key-card secure lobby
- AED's throughout property
- Secure garage
- On-site EV charging stations
- Green space: 54,000 sq ft
- Secured indoor bike storage
- Active social committee
- Amenities:
 - Library
 - Business center and meeting rooms
 - Club room with full kitchen
 - Movie theatre
 - Billiards room
 - Wine room with lockers
 - Pool and spa
 - Sauna and locker rooms
 - Fitness center
 - Outdoor grill and patio
 - Sauna, massage and locker rooms
 - Guest suites (available for fee and reservation)
- Walk to The Bay park, The Quay and Van Wezel Performing Arts Hall



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- Convenient location:
 - 0.3 mile to Publix
 - 0.6 mile to Main Street shops and restaurants
 - 2.4 miles to Sarasota Memorial Hospital
 - 3.2 miles to SRQ Airport
 - 3.6 miles to Lido Beach
- Non-smoking property

RESIDENCE FEATURES

- 1,323 sq. ft. A/C | 1,411 sq. ft. total
- Split-plan with 2 bedrooms and 2 baths
- Impact windows and sliders
- Same level as amenities for easy access
- Renovated in 2022
- Assigned garage parking spot (2055)
- Storage cage (#15)

FOYER

- Size: 5'11" x 6'7"
- White oak luxury vinyl plank floor
- Designer light fixture
- Stone veneer accent wall

DINING ROOM

- Size: 7'7" x 9'6"
- White oak luxury vinyl plank floor
- Designer light chandelier
- Stone veneer accent wall



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LIVING ROOM

- Size: 14'0" x 10'4"
- White oak luxury vinyl plank floor
- Designer light fixture
- Lutron remote-control opaque shades
- Custom window treatments
- Impact sliding glass doors to balcony



KITCHEN

- Size: 10'0" x 13'0"
- White oak luxury vinyl plank floor
- Recessed LED ceiling lights
- Soft-close, solid-wood shaker cabinets with roll-out bottom drawers
- Designer brass hardware
- Cambria quartz countertop
- Elysium glass tile backsplash
- In-cabinet trash/recycle center
- Under-cabinet lighting
- Eat-in kitchen counter
- KitchenAid stainless-steel appliances:
 - Side-by-side refrigerator
 - Electric range with glass cooktop and convection oven
 - Built-in microwave
 - Dishwasher
- Kohler Premium Collection double-bowl stainless steel sink with disposal



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PRIMARY BEDROOM

- Size: 12'2" x 17'6"
- White oak luxury vinyl plank floor
- Recessed ceiling lights
- Designer light fixture
- Built-in coffee station with under-counter cabinets
- Walk-in closet with wardrobe organizer
- Lutron remote-control blackout shades



PRIMARY BATHROOM

- Size: 13'3" x 5'3"
- White oak luxury vinyl plank floor
- Recessed ceiling lights
- Dual-sink solid-wood vanity with quartz countertop and framed mirrors
- Built-in linen closet
- Walk-in shower with tile floor/walls, toiletry alcove, showerhead and handheld body sprayer with frameless glass bypass door



GUEST BEDROOM

- Size: 12'10" x 13'8"
- White oak luxury vinyl plank floor
- Light fixture
- Standard closet with wardrobe organizer
- Lutron remote-control blackout shades
- Custom drapes

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GUEST BATH

- White oak luxury vinyl plank floor
- Single-sink solid-wood vanity with quartz countertop and framed mirror
- Walk-in shower with tile floor/walls, toiletry alcove, frameless glass enclosure



LAUNDRY ROOM

- Size: 8' x 6'4"
- White oak luxury vinyl plank floor
- Recessed ceiling lights
- Built-in storage/pantry cabinet
- Whirlpool full size washer and dryer



COVERED BALCONY

- Full width of residence
- Views of city and Alinari green space



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