

ISLAND LIVING ON ST. ARMANDS KEY

355 N. WASHINGTON DRIVE



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Sarasota island living on world-renowned St. Armands Circle. Walk to five-star restaurants, chic boutiques, coffee houses and ice cream shops. Stroll to Lido Beach to take joy in year-round blue skies, Gulf breezes and Sarasota's spectacular sunsets. Downtown Sarasota, with its robust calendar of culture and the arts, is just minutes away across the iconic Ringling bridge. This fantastic coastal location has the added benefit of weekly rental allowances, making it a prime investment opportunity.

Come inside and prepare to be amazed -- this St. Armands residence is far more than meets the eye! Completely remodeled to perfection, the 3,501 sq. ft. of living space features four spacious bedrooms, each with its own ensuite bath. The expansive 18' x 22' living room provides a bright and open gathering space, while a dedicated home office/den offers a quiet retreat. The home's distinctive tone is set by the timeless appeal of travertine floor throughout the first floor. Impact glass windows and doors bring peace of mind and energy efficiency. The newly-remodeled kitchen with brand-new appliances is perfectly on trend. Step outside to a private oasis with screened-in heated pool surrounded by lush tropical landscaping.

St. Armands Key is home to a distinguished residential community surrounding the picturesque St. Armands Circle. The Circle provides year-round amenities including fine and casual dining, shopping, banking, salons, spas, art galleries and a variety of professional services. The circle is also a popular venue for a variety of seasonal events culminating in the lighting of the 60-ft. tall Christmas tree during the Holiday Night of Lights.

Whether you're searching for a full-time residence, a seasonal escape, or a lucrative rental opportunity, this exceptional home delivers on every front.

**Photos, video and 3D tour of this residence available at:
LTG.Homes/355NWashingtonDrive**



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LOCATION

- John Ringling Estates on St. Armands Key
- Walking distance to St. Armands Circle and Lido Beach
- Close to lifestyle amenities:
 - 0.3 miles to St. Armands Circle
 - 0.4 mile to Lido Beach
 - 1.4 miles to City Island and Mote Marine Laboratory & Aquarium
 - 3.1 miles to Five Points roundabout in Downtown Sarasota
 - 6.4 miles to Sarasota Bradenton Airport

RESIDENCE FEATURES

- 3,501 sq. ft. A/C | 3,876 total
- 4 bedrooms, 4 ensuite baths
- 1-car garage
- Impact glass windows
- Impact doors (3 years ago)
- New kitchen appliances (2024)
- New base kitchen cabinets and kitchen island (2024)
- Irrigation
- Gutters and downspouts
- Solar outdoor lights
- New pool heater (2024)
- Entire home new sheet rock on walls and ceilings (2021)
- Replaced 4-ft sheet rock with new outlets (2024)
- New upper half of roof (2024)
- 6-split A/C units (5 new in 2021)
- Roof A/C (2017)



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COVERED ENTRY

- Size: 4'7" x 3'8"
- Brick paver floor
- Recessed ceiling light
- Full-light door with key or keyless entry



GREAT ROOM

- Size: 18'0" x 22'0"
- Travertine tile floor
- Recessed ceiling lights
- Crystal flushed light fixture
- Mini-split A/C



DINING ROOM

- Size: 13'0" x 14'10"
- Travertine tile floor
- Recessed ceiling lights
- Crown molding
- Chandelier
- Mini-split A/C



KITCHEN

- Size: 13'1" x 17'0"
- Travertine tile floor
- Recessed ceiling lights
- Crown molding
- Solid-wood cabinets with soft close lower cabinets
- Tile backsplash
- Eat-in island (3'6" x 9'0")
 - Pendant chandelier
 - Under counter drawers



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- LG stainless steel appliances
 - Side-by-side refrigerator with in-door water/ice dispenser
 - Glass cooktop range with convection oven
 - Built-in over-range microwave
 - Dishwasher
- Stainless steel single bowl sink



DEN

- Size: 11'2" x 13'6"
- Travertine tile floor
- Recessed ceiling lights
- French doors from dining room
- Access to screened-in pool deck
- Mini-split A/C



GUEST BEDROOM

- Size: 11'11" x 13'4"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet



GUEST ENSUITE BATH

- Travertine tile floor
- Recessed ceiling lights
- Solid wood vanity with quartz countertop
- Lighted vanity mirror
- Walk-in shower with tile floor/walls and toiletry alcove



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1-CAR GARAGE

- Size: 13'4" x 22'0"
- Speckled epoxy floor
- Built-in shelves

2ND FLOOR

MASTER FOYER

- Size: 5'0" x 7'8"
- Luxury vinyl floor
- Recessed ceiling light
- Storage closet

MASTER BEDROOM

- Size: 14'0" x 23'10"
- Luxury vinyl floor
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet (Size: 8'9" x 13'2")
with wardrobe organizer
- Mini-split A/C

ENSUITE MASTER BATH

- Size: 8'8" x 13'2"
- Luxury vinyl floor
- Recessed ceiling lights
- Dual sink vanity with quartz countertop
- Lighted vanity mirror
- Open linen shelves
- Water closet with commode and bidet
- Walk-in shower with tile floor/walls, dual bench seats, dual toiletry alcoves and dual showerhead with glass enclosure



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OFFICE

- Size: 6'9" x 13'2"
- Luxury vinyl floor
- Recessed ceiling lights
- Access to master suite
- Mini-split A/C



BEDROOM 3

- Size: 19'5" x 13'4"
- Luxury vinyl floor
- Recessed ceiling lights
- Ceiling fan
- Walk-in closet with wardrobe organizer



ENSUITE BATH 3

- Luxury vinyl floor
- Recessed ceiling lights
- Single sink vanity
- Lighted vanity mirror
- Linen closet
- Walk-in shower with tile floor/walls and toiletry alcove



BEDROOM 4

- Size: 13'5" x 23'3"
- Luxury vinyl floor
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet with wardrobe organizer



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ENSUITE BATH 4

- Luxury vinyl floor
- Recessed ceiling lights
- Single sink vanity with granite countertop
- Lighted vanity mirror
- Walk-in shower with tile floor/walls, toiletry alcove and seated bench



LAUNDRY ROOM

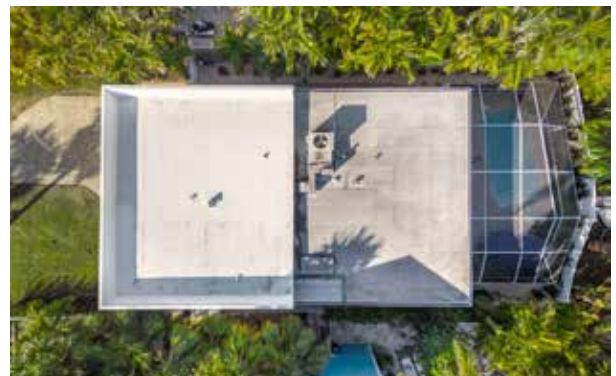
- Size: 6'0" x 8'7"
- Luxury vinyl floor
- Folding table
- Samsung washer/dryer



OUTDOOR LIVING

SCREENED-IN POOL

- Pool size: 9'0" x 18'9"
- Paver pool deck
- Heated



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