

# EAST OF TRAIL SANCTUARY

2127 SOUTH JEFFERSON AVENUE



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Sarasota East of Trail sanctuary on .46 acre in the popular Arlington Park neighborhood. Surrounded by lush gardens, mature shade trees, and outdoor decks and patios with custom water features, this hidden oasis sits on an oversize double lot in one of Sarasota's highly sought after neighborhoods. Walk to Arlington Park & Aquatic Complex, and within one mile of Sarasota Memorial Hospital, Southside Village, Southside Elementary and Sarasota High. Love the beach? It's just six miles to Sarasota's white-sand beaches at Lido Key and Siesta Key.

This vintage gem has two separate living quarters. Leave as is for multi-generational living or income-producing rental; or remodel to combine the spaces into a unique in-town compound. Total living area is 2,825 square feet. The one-level main house has three bedrooms, one bath and an office. The two-story attached apartment has two bedrooms, one bath, loft and a second full kitchen.

The outdoors is the main attraction of this enchanting property. The owner, who is a master landscape designer, created multiple gardens to enjoy the private setting. Decks, patios and walkways are complemented by unique plant specimens and custom water features. Mature shade trees filter sunlight and provide a natural cooling effect. The organic food garden, cultivated per biodynamic principles, is bordered by tropical fruit trees. There's also a potting area with sink and vermiculture disposal system next to a grated platform for growing vegetable starts.

Great opportunity to own nearly half an acre in Sarasota's up and coming East of Trail with easy access to Sarasota's renowned lifestyle amenities.

**Photos, video & 3D tour available at:**

**LTG.Homes/2127SouthJefferson**



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## LOCATION

- East of Trail in Arlington Park
- Desirable location:
  - 0.4 mile to Arlington Park & Aquatic Complex
  - 1.1 mile to Sarasota Memorial Hospital
  - 1.1 miles to Southside Village
  - 1.9 miles to Westfield South Gate or Shops at Siesta Row
  - 2.1 miles to Payne Park
  - 2.5 miles to Downtown Sarasota
  - 2.7 miles to Bayfront Park
  - 6.0 miles to Lido Beach
  - 6.2 miles to Siesta Beach

## EXTERIOR

- 0.46 acre lot (20,171 sq. ft.)
- Exquisite gardens designed by the landscape-designer owner
- Multiple water features including babbling brook to heart-shaped pond
- Multiple outdoor decks and patio areas
- Potting area has utility sink with vermiculture disposal system
- Seedling wire platform
- Organic-biodynamic food garden
- Fruit trees
- Wide variety of flowering and tropical plants
- Irrigation system and shallow well
- Outdoor lighting
- Jetted spa
- 2 sheds



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## INTERIOR

- 2,825 sq. ft. A/C | 2,921 sq. ft. total
- Main home with attached accessory dwelling unit
- Main home built in 1949  
Accessory dwelling built in 1994
- 5 bedrooms, 2 baths
- 2 A/C units
- 2 tankless electric water heaters

## MAIN HOUSE

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### FRONT PORCH

- Wood deck floor
- Stone fountain
- Full-view screen door

### FOYER/SUNROOM

- Size: 10'9" x 11'5"
- Tile floor
- Ceiling light
- Blinds

### GREAT ROOM

- Size: 21'0" x 12'10"
- Wood floor
- Recessed ceiling lights
- Ceiling light
- Built-in shelves
- Pass-through to kitchen





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### OFFICE

- Size: 9'7" x 14'3"
- Tile floor
- Painted wood panels
- Wood panel ceiling



### EAT-IN KITCHEN

- Size: 11'11" x 17'5"
- Tile floor
- Recessed ceiling lights
- Built-in cabinet pantries with countertop
- Appliances:
  - Whirlpool stainless steel top-freezer refrigerator with filtered ice maker
  - Whirlpool 4-burner electric range
  - Over-range microwave
  - Dishwasher
- 2-bowl stainless steel sink with under counter water filter



### LAUNDRY

- Size: 8'0" x 12'9"
- Tile floor
- Built-in cabinets and shelves
- Wardrobe folding counter
- Utility sink
- *Washer/Dryer do not convey*



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### PRIMARY BEDROOM

- Size: 13'8" x 10'0"
- Tile floor
- Ceiling fan with light
- Standard closet



### BEDROOM #2

- Size: 10'1" x 12'1"
- Tile floor
- Ceiling fan with light
- Built-in bookshelves
- Standard closet



### BEDROOM #3

- Size: 14'5" x 11'4"
- Tile floor
- Ceiling fan with light
- Standard closet



### BATHROOM #1

- Size: 13'7" x 6'8"
- Tile floor
- Recessed ceiling lights
- Dual vanity with cultured marble countertop
- Wall-to-wall mirror
- Large walk-in shower with tile floor/walls and bench seat
- Built-in linen cabinet and shelves



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## 2ND DWELLING UNIT

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### WRAP-AROUND FRONT PORCH

- Wood deck floor
- Jetted spa
- Built-in benches
- Garden with water feature
- Shade sail



### FOYER/SUNROOM

- Size: 16'0" x 7'5"
- Tile floor
- Ceiling light
- Wood panel walls
- French doors to front porch



### GREAT ROOM

- Size: 11'7" x 16'2"
- Tile floor
- Ceiling fan with light



### DINING ROOM

- Size: 6'9" x 8'0"
- Tile floor
- Ceiling fan with light



### KITCHEN

- Size: 8'14" x 7'6"
- Tile floor
- Recessed ceiling lights
- Tile backsplash
- Built-in cabinet pantry



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- Appliances:
  - Refrigerator with top freezer
  - 4-coil electric range
  - Microwave
  - Dishwasher
- 2-bowl sink

### LAUNDRY

- Size: 7'9" x 7'5"
- Tile floor
- Folding counter with shelves underneath
- Utility sink
- Front-load washer and dryer
- Door access to wrap around deck



### 2ND FLOOR

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#### BED #1

- Size: 12'0" x 13'11"
- Laminate wood floor
- Ceiling fan with light
- Standard closet



#### BEDROOM #2

- Size: 11'3" x 11'11"
- Laminate wood floor
- Ceiling fan with light
- Standard closet



#### FLEX SPACE

- Size: 7'6" x 7'0"
- Laminate wood floor
- Ceiling fan with light



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### BATH

- Size: 9'4" x 4'10"
- Tile floor
- Single vanity with framed mirror and track lighting
- Medicine cabinet
- Bathtub/shower





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