

# DOWNTOWN EAST URBAN COASTAL

2492 S. MILMAR DRIVE



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Brand new, urban coastal residence in the Gardens of Ringling neighborhood in Sarasota's desirable Downtown East. Wow, what a great location! Close to everything that makes Sarasota such a great place to live -- the Legacy Trail is just out the back gate; within one mile of Payne Park, downtown and Publix or Sprouts markets; and just two miles to Bayfront Park, Ed Smith Stadium, Sarasota Memorial Hospital and Southside Village. Love the beach? Climb aboard the complimentary Bay Runner trolley at its north terminus for a free ride over the iconic Ringling Bridge to Lido Beach with stops in downtown and St. Armands Circle.

Light, airy and blissfully serene, this 3,352 sq. ft. residence reflects a coastal vibe co-mingled with urban chic. Large windows and high ceilings allow natural light to illuminate the open floor plan where common areas are connected for easy living. Quality construction includes concrete block first-floor, standing-seam metal roof, wide-plank luxury vinyl flooring, impact glass windows and sliding glass doors, solid-wood cabinets with soft-close mechanism, 8-ft. solid-core interior doors, and screened-in outdoor kitchen, lanai and swimming pool. Luxury appointments include quartz countertops, kitchen island with waterfall detail, Bosch kitchen appliances, contemporary lighting, and laundry on each floor. Private areas include four bedrooms, three full baths and two half baths. The primary suite on the first floor has a spacious bedroom, oversize walk-in closet with his and her sections, laundry alcove, and ensuite bath. Three additional bedrooms are on the second floor, along with two baths, loft and laundry closet. A home office is on the first floor.

This home loves the outdoors, too. Sliding glass doors lead to a large covered lanai featuring an outdoor kitchen with built-in grill, chimney vent, stainless sink and under-counter refrigerator. This entire area is screened-in along with the swimming pool. The backyard is surrounded by easy-care landscape, and a privacy fence with gate access to the Legacy Trail.

Gardens of Ringling in Downtown East is an established neighborhood with easy access to Sarasota's exceptional amenities. Welcome home to an urban coastal retreat with totally livable comfort.

**Photos, video & 3D tour available at:**  
**LTG.Homes/2492SouthMilmar**



Personal property does not convey. Not all items in photos convey – ask agent for details. Stated dimensions are measured to the interior walls using a hand-held laser measuring device, and are included as general information only. Dimensions are deemed reliable, but not guaranteed, and should be independently verified. Broker represents to Buyer that Broker does not reside on the property and that all representations (oral, written or otherwise) by Broker are based on seller representations or public records. Buyer is responsible for verifying property condition, square footage and facts that materially affect property value with seller, professional inspectors and governmental agencies. For full liability disclaimer, refer to section 14 of the Florida Realtors Residential Contract for Sale and Purchase.

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## LOCATION

- Gardens of Ringling
- Access Legacy Trail from gated backyard
- Downtown East location:
  - 0.8 mile to Payne Park
  - 0.8 mile to Publix
  - 0.9 mile to Bay Runner stop
  - 1.2 miles to Sprouts Market
  - 1.7 miles to Southside Village and Sarasota Memorial Hospital
  - 1.8 miles Whole Foods Market
  - 2.0 miles to Bayfront Park
  - 2.0 miles to Ed Smith Stadium
  - 5.4 miles to Lido Beach
  - 7.3 miles to Siesta Beach



## EXTERIOR

- 0.25 acre lot (11,100 sq. ft.)
- Privacy wood fence
- Outdoor wall sconces
- Professionally landscaped
- Screened-in saltwater pool and outdoor living space
- 2-car garage
- Irrigation system
- Tankless water heater
- Ring camera

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## INTERIOR

- 3,352 sq. ft. A/C | 4,318 sq. ft. total
- Built in 2023
- 4 bedrooms | 3 full baths | 2 half baths
- Wide-plank luxury vinyl floor throughout
- Solid-wood 8-ft. doors
- 5 1/4" baseboards and 3 1/2" door and window casings
- 2 A/C units
- Impact glass windows and sliders
- Security system



## COVERED ENTRY

- Size: 23'6" x 6'8"
- Concrete floor
- Recessed ceiling lights
- Ring camera



## FIRST FLOOR

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### FOYER

- Size: 9'4" x 6'8"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Light fixture
- 3/4 Lite entry door with 2 side-lites
- Keyless entry door



### STUDY/DEN

- Size: 13'1" x 11'6"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Double door entry



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### KITCHEN

- Size: 13'0" x 17'0"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Solid-wood cabinets with soft close doors and drawers
- Quartz countertops and tile backsplash
- Eat-in center island with waterfall quartz countertop, prep sink and 3 pendant lights
- Pull-out trash/recycle center
- Stainless-steel appliances:
  - Bosch French door refrigerator with Vita Fresh drawer and freezer
  - Bosch dishwasher
  - Bosch 5 burner, glass top, free standing electric range with convection oven
  - GE chimney hood vent
  - Sharp built-in microwave
- Oversized stainless steel sink with pull-down faucet and disposal
- Walk-in closet pantry



### DINING ROOM

- Size: 11'5" x 13'8"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Chandelier



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### GREAT ROOM

- Size: 13'1" x 13'10"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Multi-slide glass sliders to covered lanai



### MUD ROOM

- Size: 5'5" x 6'3"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Upper and lower cabinets with quartz folding countertop



### POWDER ROOM

- Decorative tile floor
- Single sink vanity with framed mirror and vanity lights



### PRIMARY BEDROOM

- Size: 16'8" x 12'1"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Pre-wired fan hookup
- Oversized triple-paned window with backyard view



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### ENSUITE BATH

- 13'2" x 17'1"
- Luxury vinyl plank floor
- Split quartz countertop vanities with framed mirrors and vanity lights
- Solid wood cabinets with soft close doors and drawers
- Free standing garden tub with tub filler
- Large walk-in shower with tile floor/ walls, bench seat, toiletry alcove and frameless glass enclosure
- Water closet
- Linen closet



### PRIMARY CLOSET

- Size: 12'0" x 12'2"
- Luxury vinyl plank floor
- Wardrobe organizers



### PRIMARY LAUNDRY

- Luxury vinyl plank floor
- Recessed ceiling lights
- Upper and lower cabinets with quartz folding countertop
- LG full-size front load washer and dryer with pedestals



### STAIRCASE

- Luxury vinyl plank floor
- Large under-stairs storage
- Modern solid-wood rails and metal spindles



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## 2ND FLOOR

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### LOFT/BONUS ROOM

- Size: 17'7" x 15'3"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Clerestory windows



### BEDROOM 2

- Size: 12'2" x 12'4"
- Luxury vinyl plank floor
- Pre-wire ceiling fan hookup
- Walk-in closet



### FULL BATH 2

- Tile floor
- Recessed ceiling lights
- Single vanity with quartz countertop, framed mirror and vanity lights
- Shower tub with tile walls, toiletry alcove and glass bypass doors
- Linen closet in hall



### BEDROOM 3

- Size: 10'8" x 12'10"
- Luxury vinyl plank floor
- Pre-wired ceiling fan hookup
- Walk-in closet
- Jack and Jill bath



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### BEDROOM 4

- Size: 11'0" x 12'11"
- Luxury vinyl plank floor
- Pre-wire ceiling fan hookup
- Walk-in closet
- Jack and Jill bath



### JACK-AND-JILL BATH

- Tile floor
- 2 vanity rooms:
  - Solid wood cabinets with soft close doors/drawers
  - Quartz countertops with sinks
  - Framed mirrors with vanity lights
- Shower tub/commode room
- Shower tub with scalloped tile walls, toiletry alcove and glass bypass door



### BONUS LAUNDRY

- Size: 6'0" x 5'3"
- Tile floor
- Recessed ceiling lights
- Upper and lower solid wood cabinets with quartz folding countertop
- LG stackable washer and dryer



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## EXTERIOR

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### 2-CAR GARAGE

- Size: 20'4" x 21'6"
- Painted concrete floor
- Garage door opener
- Alcove for workbench
  - Size: 12'0" x 2'8"



### COVERED PATIO

- Size: 25'7" x 9'3"
- Brick paver floor
- Recessed ceiling lights
- 2 pre-wire ceiling fan hookups
- Water feature
- Outdoor kitchen
  - Built-in Thor gas grill with hood vent
  - Under-counter beverage refrigerator
  - Stainless steel bar sink



### POOL HALF BATH

- Tile floor
- Recessed ceiling lights
- Pedestal sink with mirror

### SALTWATER POOL

- 10'0" x 20'0"
- Pebbletec pool finish
- Seated bench along one full side



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