

# LAUREL PARK COASTAL MODERN

515 SOUTH OSPREY AVENUE



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Live-work-play in Downtown Sarasota's historic Laurel Park with income potential from the studio apartment over the garage. This feels-like-new 2018 coastal modern residence is close to everything that makes Sarasota one of the best places to live and visit — the Bayfront, beaches, airport, marina, dining, shopping and the arts. The smooth stucco exterior, corbel details, travertine hardscape and shiplap wood accents are complemented by high ceilings, wide-plank hardwood floors, impact glass and designer finishes.

Create your urban oasis inside the flexible 2,798 sq. ft. floorplan. At the heart of the home is an open kitchen/great room space anchored by a substantial island where the cook is front-and-center, surrounded by solid-wood cabinetry, quartz countertops, stainless farmhouse sink and gas cooktop with downdraft ventilation. The great room features a peaked ceiling and flows into a screened-in covered lanai. The owners' suite on the first floor includes his and her walk-in closets, ensuite bath with free-standing bathtub and walk-in shower, and access door to the pool area. The rest of the bedrooms are upstairs along with a bonus room. The studio apartment over the garage offers varied opportunities. It can be an in-law suite, a home office, an apartment or a vacation rental. The space includes a main room with convenience alcove and full bath.

The al-fresco courtyard between the main residence and the garage has a swimming pool, travertine deck with outdoor seating area, and outdoor kitchen with built-in Coyote gas grill under a wood pergola.

Historic Laurel Park is a wonderful walkable neighborhood within one mile of two grocery stores, Bayfront Park, Sarasota Recreational Trail, city marina, Farmers Market, shopping, dining and a variety of yoga/fitness studios. Come explore the lifestyle possibilities in this downtown Sarasota gem.

**Photos, video & 3D tour available at:**  
**LTG.Homes/515SouthOsprey**



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## HISTORIC LAUREL PARK

- Live-work-play city oasis
- National Historic District
- Eclectic mix of architectural styles
- Walk to downtown shopping, dining, Farmers' Market, marina, fitness studios and galleries
- Convenient location:
  - 0.5 mile to Payne Park
  - 0.5 mile to Sprout Farmers Market
  - 0.8 mile to Marie Selby Botanical Gardens
  - 0.8 mile to Five Points roundabout
  - 0.9 miles to Bayfront Park
  - 1.3 miles to Southside Village and Sarasota Memorial Hospital
  - 3.9 miles to Lido Beach
  - 4.7 miles to SRQ International Airport
  - 6.9 miles to Siesta Beach

## EXTERIOR

- 0.15 acre lot (6,636 sq. ft.)
- Privacy gate and fence
- Pergola covered outdoor kitchen
- Gas heated saltwater pool
- Over-garage suite
- 2-car garage with oversized driveway
- Irrigation system
- Instant-heat tankless water heater
- Outdoor cameras



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## INTERIOR

- 2,798 sq. ft. A/C | 3,692 sq. ft. total
- Built in 2018
- 4 bedrooms | 4 full baths | 1 half bath
- 5-panel wood interior doors
- Window and door casings
- 7-in. baseboards
- Under-stairs storage closet
- Impact windows, doors and sliders
- Security system
- Reverse-osmosis filtration

## COVERED FRONT ENTRY

- Size: 16'2" x 6'6"
- Travertine tile floor
- Wood slat ceiling
- Coach lights
- Privacy glass front door with sidelights
- Eufy video doorbell camera

## FIRST FLOOR

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### FOYER

- Size: 6'0" x 6'5"
- Engineered hardwood floor
- Tray ceiling with wood slats
- Crown molding
- Chandelier



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## DINING ROOM

- Size: 11'2" x 11'7"
- Engineered hardwood floor
- Recessed ceiling lights
- Wood beam ceiling
- Crown molding
- Chandelier
- Hunter Douglas Silhouette Blinds



## KITCHEN

- Size: 11'11" x 13'11"
- Engineered hardwood floor
- Recessed ceiling lights
- Crown molding
- Solid-wood cabinets with soft-close doors and drawers
- Under-cabinet lighting
- Quartz countertops and tile backsplash
- Eat-in center island with 2 pendant lights
- Pull-out trash/recycle center
- Stainless-steel appliances:
  - KitchenAid French-door refrigerator with in-door water/ice dispenser
  - KitchenAid dishwasher
  - KitchenAid built-in convection oven
  - KitchenAid microwave
  - Thermador professional 6-burner gas cooktop with Best down-draft vent
- Oversize farmhouse sink with disposal
- Cabinet pantry with pull-out drawers
- Hunter Douglas Silhouette Blinds



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## POWDER ROOM

- Tile floor
- Single vanity with quartz countertop
- Vanity mirror and lights
- Plantation shutters



## GREAT ROOM

- Size: 15'0" x 17'0"
- Engineered hardwood floor
- Cathedral ceiling with shiplap accent
- Crown molding
- Recessed ceiling lights
- Ceiling fan
- Wired Ethernet access points
- Glass sliders to covered lanai
- Hunter Douglas Silhouette Blinds



## SCREENED-IN LANAI

- Size: 8'0" x 17'0"
- Travertine tile floor
- Wood slat ceiling
- Ceiling fan
- Wall sconce lights
- Retractable screens



## LAUNDRY ROOM

- Size: 6'0" x 11'2"
- Tile floor
- Recessed ceiling lights
- Upper cabinets
- Quartz counter folding table
- Wine refrigerator
- Maytag washer/dryer
- Storage closet



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## PRIMARY BEDROOM

- Size: 12'5" x 16'0"
- Carpet
- Recessed ceiling lights
- Tray ceiling with wood slat ceiling accent
- Crown molding
- Ceiling fan
- Wired Ethernet access points
- Plantation shutters
- French doors to pool
- His/her walk-in closet with new California Closets wardrobe organizer



## ENSUITE BATH

- 10'3" x 10'9"
- Tile floor
- Dual-sink solid-wood vanity with quartz countertop
- Wall-to-wall framed mirror with vanity sconce lights
- Dual mirrored medicine cabinets
- Free standing tub with tub filler and hand-held body sprayer
- Walk-in shower with tile floor/walls, corner seat and frameless glass enclosure
- Water closet



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## 2ND FLOOR

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### LOFT/BONUS ROOM

- Size: 10'9" x 15'2"
- Carpet
- Ceiling fan



### BEDROOM 2

- Size: 11'1" x 14'5"
- Carpet
- Ceiling fan
- Accordion blinds
- Standard closet



### ENSUITE BATH

- Herringbone tile floor
- Single sink wood vanity with quartz counter top
- Vanity mirror and lights
- Walk-in shower with tile floor/walls, toiletry alcove and glass bypass doors



### BEDROOM 3

- Size: 11'8" x 15'0"
- Carpet
- Ceiling fan
- Wired Ethernet access points
- Standard closet



### BATH 3

- Tile floor
- Single wood vanity with quartz top
- Framed mirror and vanity lights
- Shower/tub with tile walls and toiletry alcove
- Linen closet (*in hall*)

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## OVER GARAGE SUITE

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### LIVING AREA

- Size: 14'9" x 21'11"
- Carpet
- Ceiling fan
- Mini split A/C
- Wired Ethernet access points
- Standard closet

### CONVENIENCE ALCOVE

- Size: 6'10" x 5'7"
- Tile floor
- Upper and lower wood cabinets with quartz countertop
- Beverage refrigerator

### BATH

- Tile floor
- Single sink wood cabinet vanity with quartz countertop
- Vanity mirror and lights
- Shower/tub with tile walls, toiletry alcove and glass by-pass door



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## EXTERIOR

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### 2-CAR GARAGE

- Size: 19'6" x 21'8"
- Painted concrete floor
- Extended driveway with additional parking



### OUTDOOR KITCHEN

- Travertine tile floor
- Pergola
- Eat-in granite countertop
- Coyote gas grill
- Under-counter beverage refrigerator
- Stainless steel sink



### GAS HEATED POOL

- 10'10" x 18'4"
- Salt water chlorination
- Water feature
- Pool lights



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