

SIESTA KEY VILLAGE ON CANAL

5263 AVENIDA DE CORTEZ



5263 AVENIDA DE CORTEZ

Welcome home to the house that dreams are made of...a rich and many-layered world deeply-grounded in place and community. This exquisite residence is located on the quiet side of Siesta Key Village, yet very much in the midst of its local flavor -- the beach, the village, a private boat dock, and the positivity of year-round awe-inspiring sunsets.

Built by the owners, a design/build dynamic duo, as their personal retreat, every detail is carefully considered and executed. Eclectic finesse and a touch of whimsy define the 3,122 sq. ft. residence where a tasteful mix of textures, colors, shapes and light invoke the timeless appeal of a rare masterpiece. Completed in 2018, everything about this home feels safe and new: Levels one, two and three are concrete block. Level four is two-by-six wood frame. All glass is impact rated to 160 MPH. Standing seam metal roof. Six-foot privacy wall with keypad-protected metal security gates.

A three-way elevator provides access to all floors, as does the free-floating steel staircase with floor-to-ceiling glass-panels that provide open sightlines of the living areas. Level three is home to the open-concept living room, dining room and kitchen. Private quarters are on levels two and four. Every floor has a sizable covered balcony. There's even a grilling balcony by the kitchen. For the piece de resistance, a spiral staircase leads from the fourth-floor balcony to a bonus roof-top balcony with views of Siesta Village, Siesta Beach, Downtown Sarasota and multiple 4th of July firework displays.

Down on the ground level, you'll find a two-car garage, plus a massive 440 sq. ft. covered lanai adjacent to the refreshing outdoor pool. Across the driveway is a private boat dock with 10,000-lbs. lift and room for a second lift. Access to the bay is via a canal with 13-ft. clearance at the Midnight Pass Road bridge.

Siesta Village is a wonderful, walkable neighborhood filled with restaurants, shops and personal services. The best attraction is the classic stroll down to the beach to watch the sunset. It stirs the soul and guarantees that Siesta Key will always be a great place to live.

Photos, video and 3D tour available at:

LaughlinTanner.com/5263AvenidaDeCortez



Personal property does not convey. 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.

5263 AVENIDA DE CORTEZ

SIESTA KEY LIFESTYLE

- Walk 2 blocks to Siesta Key Village:
 - Restaurants
 - Boutiques
 - Morton's Siesta Market
- 0.3 mile to Siesta Key beach access #7
- 3.9 miles to Publix on the mainland
- 6.0 miles to Downtown Sarasota

RESIDENCE FEATURES

- 2018 new construction
- 3,122 sq. ft. A/C | 5,328 total
- Corner lot
- Private dock with 10,000 lbs. boat lift (second boat lift allowed)
- Lowest bridge height is 13-ft. at Midnight Pass bridge (average height is 14.5-ft.)
- 4 bedrooms, 3.5 baths
- 3 living levels + ground level garage and outdoor living area
- Mosaic sun medallion on exterior wall
- Construction:
 - Designed and built by builder and designer
 - Levels 1-3 are concrete block
 - Level 4 is 2 x 6 wood frame
 - Level 2 floor is hollow core concrete with 3-hour fire rating (which allows for 3 upper levels)
 - Standing seam metal roof



5263 AVENIDA DE CORTEZ

- 6-ft. block stucco privacy wall
- Elevator to all levels:
 - 8-ft. cab (16 sq. ft.)
 - 4 stops
 - 3 access doors
- Custom, floating, forged steel stairs:
 - Hand-made in Sarasota
 - Matching handrails on wall
 - Floor-to-ceiling glass panels to interior for uninterrupted sight lines
 - Driftwood-look cork wallpaper with gold and silver specks
- Hand-picked designer lighting and ceiling fans throughout
- Multi-width luxury vinyl plank flooring
- Solid-wood cabinetry
- Grill balcony
- Outdoor pool
- Patio and outdoor decks on every level
- Sunset roof balcony with 360-degree views including:
 - Siesta Village
 - Downtown Sarasota
 - Siesta Beach
 - 4th of July fireworks



CONVENIENCE FEATURES

- Energy efficient (electric bill averages less than \$200/month)
- Low maintenance

5263 AVENIDA DE CORTEZ

- Security cameras
- Propane gas for water heater, range, grill and dryer
- Three high-efficiency A/C systems with quiet multi-speed fans and heat pumps
- Tankless water heater
- Video intercom on all floors
- Lighting surge protectors in electric panels

LEVEL 3

(main living level)

GREAT ROOM

- Size: 26'5" x 13'0"
- Multi-width luxury vinyl plank floor
- Recessed ceiling lights
- Two two-blade propeller ceiling fans
- 4 recessed floor outlets
- Solid-wood built-in shelving with steel detail to match stairs
- Pocketed, five-panel, sliding glass doors to covered balcony

DINING ROOM

- Size: 22'4" x 11'2"
- Multi-width luxury vinyl plank floor
- Chandelier
- 2 recessed floor outlets
- Clerestory window



5263 AVENIDA DE CORTEZ

KITCHEN

- Size: 22'4" x 11'10"
- Multi-width luxury vinyl plank floor
- Recessed ceiling lights
- Double-pendant light over sink
- Three pendant lights over eat-in island
- Solid-wood cabinets (some with pull-out drawers)
- Marble stone countertops
- Under-cabinet lighting
- Glass subway tile backsplash
- Pull-out trash center
- Cabinet pantry
- Two-and-a-half stainless sinks with pull-out faucet and disposal
- Prep sink with disposal in island
- KitchenAid appliances:
 - 5-burner gas stove with convection oven
(*new stove will be installed when sold*)
 - French-door refrigerator with two drawers, bottom pull-out freezer and in-door ice/water dispenser
 - Dishwasher
- Cavaliere vent over stove
- Pot filler over stove
- Magic Chef under-counter beverage refrigerator



5263 AVENIDA DE CORTEZ

BUTLER'S PANTRY

- Size: 4'9" x 4'7"
- Multi-width luxury vinyl plank floor
- Recessed ceiling lights
- Solid-wood cabinets
- Marble stone countertops
- Under-cabinet lighting
- Glass subway tile backsplash



POWDER ROOM

- Decorative design tile floor
- Recessed ceiling lights
- Pendant light
- Single vanity with marble stone top, stainless oval sink (2023)
- In-wall fixtures
- Decorative wall mirror
- Decorative design tile accent wall



GRILL COVERED BALCONY

- Powder-coated metal deck and railing
- Recessed ceiling lights



COVERED BALCONY

- Size: 26'8" x 7'6"
- Decorative design tile floor
- Recessed ceiling lights
- Two ceiling fans (new 2023)
- Pool courtyard view



5263 AVENIDA DE CORTEZ

LEVEL 2

(main bedroom level)

MASTER BEDROOM

- Size: 17'2" x 12'11"
- Multi-width luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan
- Juliette balcony
- Four-panel glass door to balcony
- Oversize walk-in closet with built-in organizers

MASTER BALCONY

- Size: 27'1" x 6'11"
- Herringbone brick-look tile floor
- Recessed ceiling lights
- Two ceiling fans (new 2023)
- Pool courtyard view

ENSUITE MASTER BATH

- Size: 12'11" x 8'9"
- Herringbone brick-look tile floor
- Recessed ceiling lights
- Decorative design tile wet walls
- Solid-wood double vanity with quartz top and Delta Cassidy champagne bronze fixtures (2023)
- Wall mirror
- Vanity lights



5263 AVENIDA DE CORTEZ

- Curbless walk-in shower with tile floor/walls, bench seat, toiletry alcove, rain shower, standard shower, hand-held adjustable spray and frameless glass double doors
- Jetted bathtub with tile ledge, decorative wainscot apron and toiletry alcove
- Clear-view walk-out door to master bedroom balcony

BEDROOM 2

- Size: 14'5" x 11'7"
- Multi-width luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Juliette balcony
- Standard closet with built-in organizer

ENSUITE BATH 2

- Herringbone brick-look tile floor
- Recessed ceiling lights
- Two pendant lights over vanity
- Wood single vanity with quartz top (2023)
- Framed mirror
- Walk-in shower with tile floor/walls, bench seat, two toiletry alcoves, standard shower, hand-held shower spray, frameless glass double doors



5263 AVENIDA DE CORTEZ

LAUNDRY

- Size: 8'8" x 4'11"
- Herringbone brick-look tile floor
- Ceiling light
- Solid-wood cabinets with stone top
- Stainless laundry sink
- Kenmore Elite front-loading washer and dryer with upper cabinets above



LEVEL 4

ELEVATOR LANDING

- Decorative teal door with palm tree cut-out and opaque glass



STAIR LANDING

- Glass railing
- Recessed ceiling lights
- 3 pendant lights



BEDROOM 3

- Size: 15'4" x 13'6"
- Multi-width luxury vinyl plank floor
- Cathedral ceiling
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet with built-in organizer, breakfast bar and under-counter mini refrigerator/freezer



5263 AVENIDA DE CORTEZ

JACK & JILL BATH

- Herringbone brick-look tile floor
- Recessed ceiling lights
- Single vanity made out of a converted wine storage cabinet
- Quartz top
- Glass vessel sink
- In-wall fixtures
- Decorative mirror
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass door



BEDROOM 4

(being used as home office)

- Size: 15'7" x 13'7"
- Multi-width luxury vinyl plank floor
- Angled attic ceiling
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet with shelving and storage



COVERED BALCONY

- Size: 20'1" x 7'6"
- Herringbone brick-look tile floor
- Recessed ceiling lights
- Ceiling fan (new 2023)
- Pocketed, five-panel, sliding glass doors
- Metal railing with turned balusters
- Spiral staircase to sunset balcony with matching railing



5263 AVENIDA DE CORTEZ

SUNSET ROOF-TOP BALCONY

- Size: 13'11" x 7'3"
- Oversize brick-look tile floor
- Metal railing with turned balusters
- Electric outlet
- Views of:
 - Grand Canal
 - Siesta Village
 - Downtown Sarasota
 - Gulf of Mexico
 - 4th of July fireworks



GROUND LEVEL

STAIR LANDING

- Decorative design tile floor
- Recessed ceiling lights
- In-wall pet door



ENTRY COURTYARD

- Leaded and textured glass door to elevator
- Decorative design tile floor
- Pea gravel driveway with additional parking



2-CAR GARAGE

- Size: 22'11" x 22'0"
- Concrete floor
- Two single garage doors with electric garage door openers
- Workbench alcove
- Storage alcove
- Under-stairs storage closet



5263 AVENIDA DE CORTEZ

COVERED LANAI

- Size: 26'5" x 17'3"
- Decorative design tile floor
- Boral composite wood-look ceiling
- Recessed ceiling lights
- Three ceiling fans (new 2023)



POOL

- Size: 26'0" x 10'0"
- PebbleTec pool finish
- Travertine tile coping
- Pool light
- Decorative design tile pool deck
- Built-in travertine benches with planters
- Masonry privacy wall
- Two custom, powder-coated steel entry gates with keypads (2023)
- One entry gate has glass porthole at bottom so pets can see outside
- Metal pergola with confederate jasmine



UTILITY AREA

- Pea gravel with concrete sandollar stepping stones
- Custom-built shingled shed with metal standing-seam roof and built-in shelving
- Pool filter



PRIVACY WALL

- 6-ft. block stucco privacy wall around property

5263 AVENIDA DE CORTEZ

DOCK

- 336 sq. ft.
- Wood decking
- 10,000 lbs. boat lift
- Second boat lift allowed
- Water and electric
- Wired outdoor lantern on post



Peter G. Laughlin | 941.356.8428
Peter.Laughlin@PremierSIR.com
LaughlinTanner.com

5263 AVENIDA DE CORTEZ

