

LIDO BEACH GULF-FRONT CONDO

1750 BENJAMIN FRANKLIN DRIVE #5C



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Lido Beach residence with wide-open beach, Gulf and sunset views. Blue skies, white sand beach, turquoise water, year-round-sunshine...fall in love with the Florida island lifestyle! Nestled between the Gulf of Mexico and Sarasota Bay, Key Towers South sits on a prime piece of waterfront on south Lido Key. Lido Beach is your back yard. Just a quarter mile south is South Lido Key Park with outdoor activities and a soon-to-come multi-use recreational trail at Ted Sperling Park. One mile north is world-renowned St. Armand's Circle with posh shopping, dining and nightlife.

This fifth-floor, full-Gulf front residence has two bedrooms with ensuite baths, bonus room, great room, kitchen and dining room. High-end details include Nordic Brazilian Oak engineered hardwood floors, solid-wood cabinetry, granite countertops, and remodeled kitchen and baths. The residence was only occupied one month per year, so it has experienced minimal use and presents as freshly remodeled. A shared utility room on the floor has an assigned storage locker, as well as large-capacity washer and dryer. If you prefer to have an in-home laundry, hook-ups are in place for a washer/dryer in the unit.

The first-floor community space features lobby, fitness room, library, and social room with kitchen for entertaining. First-floor amenities also include shower/saunas and bike rack storage. The beach-side pool area features expansive deck for enjoying the Gulf-front location.

The beach life, resort life and city life unite here. On one side you have a private, gated pool by the beach. On the other, it's just one mile to St. Armand's Circle and only four miles over the iconic Ringling Bridge to Downtown Sarasota for more shops and restaurants, plus art galleries, farmers market and performing arts. The free Sarasota Bay Runner trolley takes you from south Lido to Downtown Sarasota with multiple stops along the way.

Photos, video and 3D tour available at:
LTG.Homes/KeyTowersSouth5C



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.

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KEY TOWERS SOUTH

- Beach-front condominium
- Lobby
- Fitness room
- Library
- Social room with kitchen
- Men and women's bathrooms with saunas
- Heated beach-front pool
- Bicycle racks
- Assigned carport parking
- Elevators
- Secured building with full-time staff
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- Walk to Ted Sperling park
- 1 mile to St. Armand's Circle and 4 miles to Downtown Sarasota
- Free Sarasota Bay Runner trolley with multiple stops from South Lido to Downtown Sarasota

RESIDENCE FEATURES

- 1,364 sq. ft. A/C | 1,491 sq. ft. total
- 2 private bedroom suites with walk-in closets
- Nordic Brazilian Oak engineered hardwood floors
- Granite countertops
- Shared utility room on floor has assigned storage locker and extra large capacity washer/dryer
- Washer/dryer hook-ups in place
- Prime, front-row parking #6



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FOYER

- Size: 11'2" x 4'11"
- Engineered hardwood floor
- Recessed ceiling lights
- Coat closet
- Smart-Lock entry



KITCHEN

- Size: 20'3" x 7'11"
- Tile floor
- Recessed ceiling lights
- Tray ceiling with crown molding and uplights
- Ceiling fan
- Eat-in counter with Gulf view and pendant lights above
- Solid-wood cabinets with soft-close drawers
- Granite countertops
- Under-cabinet lights
- White textured subway tile backsplash
- Stainless steel appliances:
 - Slide-in range with glass cooktop and convection oven
 - Hood/vent
 - French-door refrigerator with bottom freezer
 - Bosch dishwasher
 - Microwave in microwave cubby
- Double-wide undermount sink with pull-out faucet
- Dry bar with glass-front upper cabinets and Whynter under-counter wine refrigerator



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DINING ROOM

- Size: 14'9" x 11'4"
- Engineered hardwood floor
- Chandelier



GREAT ROOM

- Size: 14'9" x 12'11"
- Engineered hardwood floor
- Sliding glass doors to covered balcony with Gulf view



COVERED BALCONY

- Size: 22'4" x 6'0"
- Tile floor
- View of pool, beach, Gulf and sunsets

BONUS ROOM/STUDY

- Size: 7'11" x 6'5"
- Engineered hardwood floor
- Ceiling light
- Full-light French doors



BEDROOM 1

- Size: 16'8" x 12'0"
- Carpet
- Ceiling fan with light
- Walk-in closet + standard closet



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ENSUITE BATH 1

- Size: 12'1" x 6'0"
- Wood-look plank tile floor
- Single vanity with granite top and grooming/make-up station
- Framed vanity mirror
- Vanity lights
- Door to shower/commode room
- Walk-in shower with pebble tile floor, tile walls, toiletry shelves and frameless glass enclosure



BEDROOM 2

- Size: 15'5" x 11'0"
- Carpet
- Ceiling fan with light
- Windows with full Gulf view
- Walk-in closet + storage closet + linen closet



ENSUITE BATH 2

- Tile floor
- 2nd door with foyer access
- Single vanity with granite top
- Framed vanity mirror
- Vanity lights
- Walk-in shower with tile floor/walls, 2 toiletry shelves, glass-panel half wall and frameless glass door



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