

LIDO BEACH FULL GULF-FRONT

1700 BENJAMIN FRANKLIN DRIVE #6C



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Sarasota beachfront condo on Lido Key. Enjoy life on the beach from this 6th floor, direct Gulf-front condo on Lido Beach in Sarasota, Florida. Prime location where you live with unobstructed views of Lido Key's white sand beach and amazing sunsets every day of the year.

Bright and cheerful residence with an open floorplan that takes advantage of the natural light and showcases the amazing water view. This one-bedroom condo has a great layout with 1,059 square feet and features one-and-a-half baths. The well-organized kitchen is genius! It has solid-wood cabinetry with built-in organizers, quartz counters, stainless steel appliances and tray ceiling with cove lighting. The master suite has large windows with full Gulf view, two walk-in closets, two storage closets and a private en-suite bath. The great room features a murphy bed for overnight guests. A shared utility room on the floor has an assigned storage locker, as well as washer and dryer.

The first-floor community space features floor-to-ceiling windows in the lobby, fitness gym and social room where residents can enjoy the spectacular Gulf views. First-floor amenities also include shower/changing rooms, outdoor grills and kayak/paddleboard storage. The beachside pool area features a heated pool/spa and direct access to the beach. Lido Regency is a fully-funded condominium with an active social lifestyle.

Excellent location across from South Lido Park nature preserve, one mile to world-famous St. Armands Circle, and only four miles to Downtown Sarasota. Ride the complimentary Bay Runner Trolley to and from St. Armands Circle and Downtown Sarasota. Life is better on the beach!

**Photos, video and 3D tour available at:
LTG.Homes/LidoRegency6C**



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LIDO REGENCY

- Beach-front condominium
- New roof (2017)
- Lobby
- Fitness gym
- Party room
- Men and women's bathrooms with showers & changing stalls
- Heated beach-front pool/spa
- Outdoor grills
- Kayak/paddleboard racks
- Storage room for beach gear
- Assigned carport parking: #16
- 2 elevators
- Fully funded
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- 1 mile to St. Armands Circle and 4 miles to Downtown Sarasota
- Free Bay Runner trolley from South Lido to St. Armands and Downtown

RESIDENCE FEATURES

- 6th floor Gulf-front residence
- Open floor plan with Gulf view
- 1,059 sq. ft.
- 1 bedroom with 2 walk-in closets
- Murphy bed in great room
- Impact glass windows and door
- Solid wood doors
- A/C and lighting replaced in 2020
- Shared utility room on floor has storage locker and washer/dryer



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FOYER

- Size: 8'10" x 5'7"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Storage closet/pantry



KITCHEN

- Size: 11'8" x 10'6"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling light with fan
- Tray ceiling with cove lighting
- Solid-wood cabinets with soft-close drawers and doors
- Built-in drawer organizers
- Under-cabinet lighting
- Quartz countertops
- Tile backsplash
- Eat-in counter open to great room
- Frigidaire stainless steel appliances:
 - Slide-in range with glass cooktop and regular oven
 - Over-range microwave
 - French door refrigerator with bottom freezer and in-door water/ice dispenser drawer and in-door ice/water dispenser
- Whirlpool, stainless steel dishwasher
- Under-counter beverage refrigerator
- Stainless steel sink with pull-out faucet and disposal



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DINING ROOM

- Size: 13'9" x 10'0"
- Luxury vinyl plank floor
- Ceiling light



GREAT ROOM

- Size: 15'0" x 14'11"
- Luxury vinyl plank floor
- Built-in murphy bed
- Oversize window with Gulf view
- Full-glass door to Gulf-front balcony



BALCONY

- Size: 13'4" x 5'0"
- Painted concrete floor
- Ceiling fan with light
- Beach, Gulf and sunset views



POWDER ROOM

- Luxury vinyl plank floor
- Recessed ceiling lights
- Wood vanity with quartz top and rectangular undermount sink



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MASTER BEDROOM FOYER

- Linen closet

MASTER BEDROOM

- Size: 14'9" x 11'11"
- Luxury vinyl plank floor
- Ceiling fan with light
- Gulf-view windows
- 2 walk-in closets and 1 standard closet



ENSUITE BATH

- Size: 11'5" x 4'11"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Dressing area
- Single vanity with quartz top
- Vanity lights
- Mirrored medicine cabinet
- Barn door to shower room
- Walk-in shower with pebble floor, tile walls with pebble accent, 2 toiletry alcoves, shower head + hand-held spray and frameless glass enclosure



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