

LIFE IS GOOD ON THE BEACH!

1700 BENJAMIN FRANKLIN DRIVE #8D



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Enjoy the beach life from this 8th floor, Gulf front condo on Lido Key in Sarasota, Florida. Nestled between the Gulf of Mexico and Sarasota Bay, Lido Regency claims a prime piece of waterfront on south Lido Key where coastal living is on island time. Uncrowded. Pristine. Relaxed. Unwind on the beach, or walk to Ted Sperling Park and paddle through its beautiful mangrove tunnels to Sarasota Bay.

This rarely available corner residence has Gulf views from every room, including a Florida room with wrap-around, wall-to-wall windows - the sunsets are spectacular! From here, you can see all the way from Siesta Key to Longboat Key, plus you can look to the east and see Sarasota Bay and the Ringling Bridge. The corner-less windows create a dual-purpose room -- full open balcony or enclosed Florida room. The floorplan features two bedrooms, two baths, Florida room and an open kitchen/great room/dining living area. The kitchen has an eat-in counter with extra storage, stainless steel appliances and tray ceiling. A shared utility room on the floor has an assigned storage locker, as well as washer and dryer. The condo comes furnished.

The first floor community space features floor-to-ceiling windows in the lobby, fitness gym and social room. First floor amenities also include shower/changing rooms, outdoor grills and kayak/paddleboard storage. The beachside pool area features a heated pool/spa along with pool furniture. Lido Regency is a condominium with an active social lifestyle.

This peaceful retreat is the perfect spot to unwind and relax by the beach. You can literally roll out of bed, ride down the elevator and step out onto the powdery white sands of Lido Beach. 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 the shops and restaurants of St. Armands Circle, and only four miles over the Ringling Bridge to Downtown Sarasota for more shops and restaurants, plus art galleries, farmers market and performing arts. Free Bay Runner trolley from South Lido to St. Armands and Downtown. Life is good on the beach!

Photos, video and 3D tour available at:
LTG.Homes/LidoRegency8D



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LIDO REGENCY

- Beach-front condominium
- 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
- 2 elevators
- 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

- 2Bed/2Bath/1,492 sq. ft.
- 8th floor corner unit residence
- Open floor plan with Gulf view
- New floors (2023)
- Newer kitchen and bathrooms
- Shared utility room on floor has assigned storage locker and washer/dryer
- 1 assigned carport spot



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FOYER

- 8'5" x 7'10"
- Luxury vinyl plank floor
- Ceiling light
- Coat closet



KITCHEN

- Size: 12'0" x 11'5"
- Luxury vinyl plank floor
- Tray ceiling with uplighting, recessed ceiling lights, integrated fan ceiling light and crown molding
- Under-cabinet lighting
- Granite countertops and tile backsplash
- Eat-in counter with storage cabinets
- Cabinet pantry
- In-cabinet trash pull-out
- Undermount stainless two-bowl sink with disposal
- Stainless appliances:
 - Range with glass cooktop
 - Over-range microwave
 - Side-by-side refrigerator/freezer with in-door water/ice dispenser
 - Dishwasher



DINING ROOM

- Size: 16'9" x 9'8"
- Luxury vinyl plank floor
- Track ceiling lights
- Chandelier
- Two alcoves with built-in shelves



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GREAT ROOM

- Size: 24'1" x 15'2"
- Luxury vinyl plank floor
- Mirrored accent wall
- Oversize windows with full Gulf view
- Sliding glass doors to Florida Room



FLORIDA ROOM

- Size: 16'0" x 7'8"
- Luxury vinyl plank floor
- Ceiling fan with light
- Corner-less, wrap-around, wall-to-wall, sliding windows with full Gulf view
- Beadboard accent half wall
- Sliding glass doors to great room and master bedroom



MASTER BEDROOM

- Size: 16'3" x 13'3"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Crown molding
- Walk-in closet
- Storage/linen closet
- Sliding glass doors to Florida room



ENSUITE MASTER BATH

- Size: 6'5" x 5'10" + 7'11" x 4'11"
- Tile floor
- Double vanity with granite top and undermount sinks



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- Wall-to-wall mirror with vanity lights
- Additional walk-in closet
- Built-in linen cabinet
- Separate room with commode and shower
- Walk-in shower with tile floor/walls, two glass toiletry shelves, corner seat and frameless glass enclosure



BEDROOM 2

- Size: 11'7" x 12'9"
- Luxury vinyl plank floor
- Walk-in closet
- Window with Gulf view



BATHROOM 2

- Tile floor
- Pedestal sink
- Tile accent wall behind sink
- Mirror with vanity lights
- Built-in linen cabinet
- Walk-in shower with tile walls/floor, two glass toiletry shelves and frameless door



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