

CLASSIC CONTEMPORARY LUXURY

1915 CLEMATIS STREET



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Modern interpretation of classic luxury that feels sophisticated, calm and timeless. This completely remodeled and decorated West of Trail home beams with one-of-a-kind luxury and refined coastal flavor. Everything inside is new -- new kitchen, new baths, all new appliances, new A/C systems, new flooring, new paint, new lighting and new decor. Luxury appointments include engineered hardwood flooring, House of Hackney wallpaper, custom cabinetry by Das Holz Haus, Restoration Hardware light fixtures, reclaimed wood post and beam details, custom carved lion baluster, Shaws fireclay sinks and high-end La Cornue/Wolf/SubZero/Miele appliances. **Be sure to view the interactive 3D tour to appreciate every special detail of this exquisite residence.**

Create your private oasis inside the flexible 3,161 sq. ft. floorplan ready to embrace the way you live, play, congregate and entertain. At the heart of the home is an incredible high-end kitchen anchored by two massive islands surrounded by artisan-crafted solid-wood cabinetry, brushed honey-bronze fixtures/hardware, Calacatta quartz countertops, farmhouse sink with Waterstone "The Wheel" pull-down faucet, and top-of-the-line appliances including La Cornue five-burner gas range with double convection ovens and chimney vent/hood. The kitchen flows into the dining room which flows into the open living room featuring linear fireplace with reclaimed-wood surround and textured tile accent wall.

Reap the rewards of me time in the relaxed primary bedroom where you can simply breathe easy or quietly walk out to the covered lanai. The unique ensuite bath features custom natural wood double vanity with open storage and Duravit wash basins, Robert mirrored medicine cabinets with integrated lighting, towel warmer, free-standing concrete bathtub, and walk-in shower with multiple shower and body sprays. A private guest bedroom and bath are on the other side of the ground floor. Upstairs, a 300 sq. ft. bonus room with 11'2" tray ceiling provides common ground for the upstairs bedrooms, each with its own bath.

Outside, you'll find the same attention to detail as inside. The entire outdoor living area is screened in, has travertine tile flooring, and includes heated pool/spa and three separate covered areas -- outdoor kitchen and lanai, bonus lanai, and utility area with bicycle racks. Clematis Street is a wonderful, walkable West of Trail neighborhood in walking distance of Southside Village, Sarasota Memorial Hospital and Southside Elementary, and within two miles of Downtown Sarasota, Shops at Siesta Row and Bayfront Park.

There's something here that can't be replicated. This home is a modern treasure inviting you to love the home you're in.

Photos, video & 3D tour available at:
LTG.Homes/1915ClematisStreet



1915 CLEMATIS STREET

LOCATION

- West of Trail Flower Streets District
- Desirable location:
 - 0.3 mile to Southside Village
 - 0.6 mile to Sarasota Memorial Hospital
 - 0.6 mile to Southside Elementary
 - 1.2 miles to Shops at Siesta Row
 - 1.2 miles to Westfield South Gate
 - 1.7 miles to Downtown Sarasota
 - 2.0 miles to Bayfront Park
 - 5.0 miles to Lido Beach
 - 5.3 miles to Siesta Beach



EXTERIOR

- 0.2 acre lot (8,880 sq. ft.)
- Fenced backyard
- Privacy landscape with outdoor lights
- Brick paver driveway and walkways with smooth gray stone accent borders (2022)
- 3-car garage
- Screened-in outdoor living:
 - Large covered lanai with outdoor kitchen
 - Bonus covered lanai
 - Side storage area with bike racks
 - Heated pool and spa
- Irrigation system
- 2 A/C systems (2022)
- Rain gutters
- Full ADT security system with cameras, fire alarm, and window/door alarms



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INTERIOR

- 3,161 sq. ft. A/C | 4,194 sq. ft. total
- 4 bedrooms, 4 full-baths
- Brand-new interior remodel completed in 2022:
 - Engineered hardwood floors
 - Italian tile in baths and outdoor area
 - La Cornue/Wolf/SubZero/Miele appliances
 - Shaws fireclay sinks
 - House of Hackney wallpaper
 - Custom carved lion baluster
 - Custom cabinetry by Das Holz Haus
 - Restoration Hardware light fixtures
 - Reclaimed wood details
- 9'10" ceilings (*higher at trays*)
- Crown molding
- 9-in. baseboards
- Impact glass windows and sliding glass doors
- Window treatments throughout including plantation shutters



FIRST FLOOR

FOYER

- Size: 12'10" x 5'9"
- 11'10" ceiling with reclaimed wood surface
- Engineered hardwood floor
- Globe chandelier
- Front door with sidelights and arched transom



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LIVING ROOM

- Size: 20'4" x 17'1"
- Engineered hardwood floor
- Recessed ceiling lights
- Oversize ceiling fan with lights
- Posts and beams wrapped in reclaimed wood
- Electric linear fireplace with colored LED lights and remote control
- Custom fireplace surround made out of reclaimed wood
- Textured tile accent wall
- Sliding glass doors to covered lanai



DINING ROOM

- Size: 13'8" x 11'7"
- Engineered hardwood floor
- Chandelier
- Built-in solid-wood buffet with storage drawers, smoked-mirror upper cabinet doors, Calacatta quartz top and tile backsplash



KITCHEN

- Size: 32'8" x 12'3"
- Engineered hardwood floor
- Recessed ceiling lights
- Two center islands:
 - One eat-in island by dining room
 - One working island with sink and chandelier above



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- Two-tone custom solid-wood cabinets:
 - Glazed distressed gray on wall cabinets
 - Glazed distressed slate blue on islands
- Calacatta quartz countertops
- Honed finish on island countertops
- Brushed honey-bronze fixtures and cabinet hardware
- Cabinet extras:
 - Plate rack
 - Appliance garage with pull-out shelf and electric outlets
 - Two pull-out spice cabinets
 - Pull-out trash center
 - Utensil drawers with built-in dividers
 - Matching crown molding to ceiling
- Under-cabinet LED lights strips
- Chalk-white brick backsplash
- High-end appliances:
 - La Cornue CornFé five-burner gas range with double electric convection ovens
 - La Cornue chimney vent/hood
 - Paneled SubZero side-by-side refrigerator/freezer
 - Two paneled SubZero refrigerator drawers
 - Scotsman ice maker
 - SubZero 59-bottle wine refrigerator
 - Miele dishwasher
 - Miele built-in coffee station
 - Sharp built-in microwave
- ZipTap filtered/sparkling/hot water tap



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- Water filtration for all drinking water
- Shaws fireclay double-bowl sink with disposal and Waterstone “The Wheel” pull-down faucet
- Shaws fireclay round prep sink
- Waterstone pot filler over range
- Closet pantry
- Family work center/office:
 - Double built-in desks with storage drawers in between
 - Printer drawer



MUD ROOM

- Size: 8'6" x 3'6"
- Engineered hardwood floor
- Recessed ceiling light
- Built-in open lockers with storage on top



LAUNDRY

- Size: 7'4" x 7'1"
- Engineered hardwood floor
- Ceiling light
- Built-in ironing center
- Laundry sink
- Upper storage cabinets
- Hanging rod
- Samsung washer and dryer



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PRIMARY BEDROOM

- Size: 22'0" x 13'0"
- Engineered hardwood floor
- Recessed ceiling lights
- Four sconce lights
- Ceiling fan
- Double step ceiling (11'2" at step-up) with crown molding
- Full-light door to covered lanai
- His and her walk-in closets with wardrobe organizers



ENSUITE BATH

- 14'5" x 6'11"
- Recessed ceiling lights
- Porcelain tile floor and walls
- Custom natural wood double vanity with open storage
- Duravit DuraSquare wash basins
- Robern mirrored medicine cabinets with integrated lighting
- Free-standing concrete bathtub
- Towel warmer
- Water closet with Toto washlet commode
- Linen closet
- Doorless oversize walk-in shower with tile floor/walls, toiletry alcove, built-in corner seat, ceiling rain shower spray, regular shower spray, hand-held shower spray, body sprays, and main shower control at entry



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BEDROOM 2

- Size: 11'6" x 10'7"
- Engineered hardwood floor
- White slat accent ceiling
- Ceiling fan
- Standard closet with wardrobe organizer



BATH 2/POOL BATH

- Tile floor
- Recessed ceiling lights
- Wallpaper
- Single wood vanity with quartz top and round Vigo vessel sink
- Pendant vanity light
- Carved-frame mirror
- Linen closet
- Walk-in shower with Italian grunge tile walls, multi-color sliced pebble floor and glass sliding door



STAIRS

- Painted wood stairs with carpet runner
- Custom carved lion baluster at bottom of stairs
- Wainscot
- Under-stairs storage



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2ND FLOOR

BONUS ROOM

- Size: 23'0" x 13'9"
- Carpet
- Tray ceiling with slat surface (*trusses were re-engineered to raise the ceiling*)
- Recessed ceiling lights
- Globe chandelier



BEDROOM 3

- Size: 13'5" x 11'3"
- Carpet
- Cloud wallpaper accent wall and ceiling
- Ceiling light
- Standard closet with organizer



ENSUITE BATH

- Tile floor
- Recessed ceiling lights
- Custom wood double vanity with Vigo apron sinks
- Swivel wall mirrors
- Vanity lights
- Wallpaper
- Walk-in shower with glazed Italian grunge tile walls, sliced pebble floor, two toiletry alcoves, regular shower spray, hand-held shower spray and sliding glass door
- Linen closet
- Water closet



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BEDROOM 4

- Size: 11'7" x 11'6"
- Carpet
- Ceiling light
- Standard closet with organizer



BATH 4

- Tile floor
- Recessed ceiling lights
- Double wall sink
- Wall mirror
- Vanity lights
- Walk-in shower with tile walls, sliced pebble floor, two toiletry alcoves and glass enclosure



LAUNDRY CLOSET

- Samsung, full-size, stacked washer and dryer



EXTERIOR

3-CAR GARAGE

- Size: 29'4" x 20'8"
- Painted concrete floor
- Three single garage doors

COVERED LANAI

- Size: 15'8" x 15'2"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan



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- Outdoor kitchen:
 - Concrete base
 - Honed quartz countertops
 - Eat-in island
 - Slide-out trash center
 - Italian grunge tile backsplash
 - Stainless sink
 - SubZero under-counter outdoor refrigerator
 - Scotsman ice maker
 - Wolf gas grill with chimney hood/vent
- Full-light door with access to Bedroom 2/ Bath 2 hallway
- Sliding glass doors to living room
- Full-light door to primary bedroom



COVERED LANAI #2

(tiki hut does not convey)

- Size: 25'4" x 14'4"
- Travertine tile floor
- Chandelier



COVERED SIDE UTILITY AREA

- Travertine tile floor
- Bicycle racks

HEATED POOL/SPA

- 33'0" x 16'0" (irregular)
- Saltwater chlorination
- Sunshelf and bench seating
- Multi-colored LED light system
- Gas water heater



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