

GATEWAY TO SIESTA KEY

6451 ELMWOOD AVENUE #E



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Cozy, bright and cheery condo located at the gateway to world-famous Siesta Key beach. Weekly rentals are allowed, making this turnkey-furnished gem a great choice for vacation rental owners. Coastal get-a-ways are super fun with the beach, marina, boat rentals, watersport excursions, fishing charters, and a wide variety of shops and restaurants within walking distance.

The floorplan features a great room, kitchen, two bedrooms, two baths and a covered lanai which steps out to the common outdoor area and heated pool. A cool coastal palette with splashes of color decor create a beachy ambiance that complements the sun-and-fun destination. Recent improvements include new A/C (2021), new roof (2023), luxury vinyl flooring in bedrooms (2020) and new paint (2022).

This quaint vacation rental has it all — on the mainland with easy access to all that Sarasota has to offer combined with the charm and grace of island life. You and your guests deserve to have fun and relax — and here is the place to do it!

Be sure to look at video and photos of this condo at:

LTG.Homes/6451ElwoodAvenue



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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LOCATION

- 0.7 mile to Siesta Key Beach Access #12
- 0.6 mile to South Siesta Village shops and restaurants including:
 - Daiquiri Deck
 - Captain Curt's Crab & Oyster Bar
 - Crescent Beach Market
 - Clayton's Siesta Grille
 - Mr. C.B.'s Saltwater Outfitters
- 0.2 mile to the Boatyard shops and restaurants including:
 - The Boatyard Waterfront Bar & Grill
 - Waves Boat & Social Club
 - A to Z Beach & Bike Rentals
 - Siesta Key Watersports
- 0.6 mile to Sarasota Pavilion shops and restaurants including:
 - Hooters
 - Publix Supermarket
- 0.9 mile to Gulf Gate Village with an eclectic mix of local restaurants including:
 - Screaming Goat Taqueria
 - The Original Word of Mouth
 - Munchie's 420 Cafe
 - Heidi's Schnitzel Kitchen
- 2.9 miles to Siesta Public Beach



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RESIDENCE FEATURES

- Ground floor residence with pool view
- 966 sq. ft.
- Two bedrooms, two baths
- Granite countertops
- Turnkey furnished
- Island Reach condominium has a total of six residences
- Hot water heater (2017)
- Fully painted (2020)
- AC/Furnace (2020)
- Luxury vinyl flooring (2020)
- New roof (2023)
- Weekly rentals allowed



COVERED ENTRY

- Size: 9'8" x 4'5"
- Tile floor
- Under-stairs storage closet

GREAT ROOM

- Size: 19'5" x 12'1"
- Tile floor
- Ceiling fan
- Sliding glass doors to covered lanai



COVERED LANAI

- Size: 10'0" x 8'0"
- Tile floor
- Railing with gate
- Walk-out to pool



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KITCHEN

- Size: 11'11" x 7'2"
- Tile floor
- Granite countertops
- Stainless appliances:
 - Glass-top range with oven
 - Over-range microwave
 - Dishwasher
 - Top-freezer refrigerator
- Stainless sink
- Sliding glass doors to side yard



PRIMARY BEDROOM

- Size: 13'8" x 12'7"
- Luxury vinyl plank floor
- Walk-in closet with built-in shelving
- Sliding glass doors to back yard



ENSUITE BATHROOM

- Size: 7'11" x 5'0"
- Tile floor
- Recessed ceiling lights
- Single vanity with granite top
- Medicine cabinet vanity mirror
- Walk-in shower with tile floor/walls and glass bypass doors



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BEDROOM 2

- Size: 13'4" x 10'0"
- Luxury vinyl plank floor
- Standard closet with built-in shelving and mirrored bypass doors
- Sliding glass doors to side yard

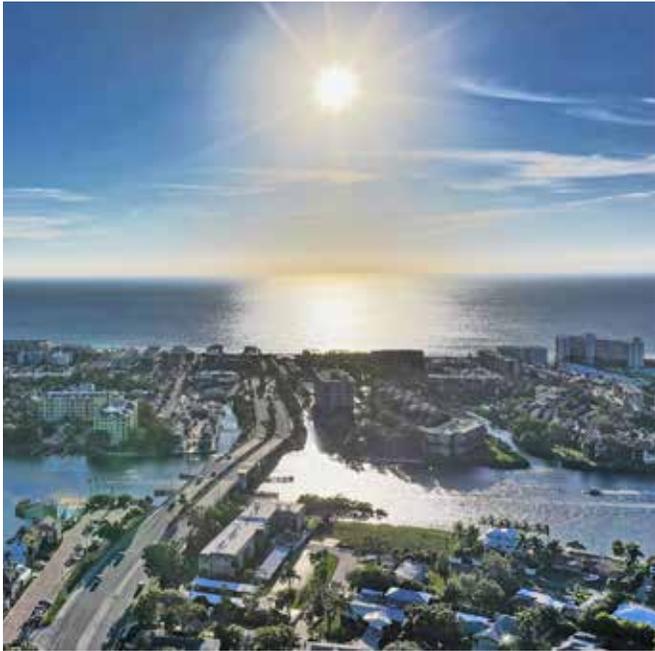
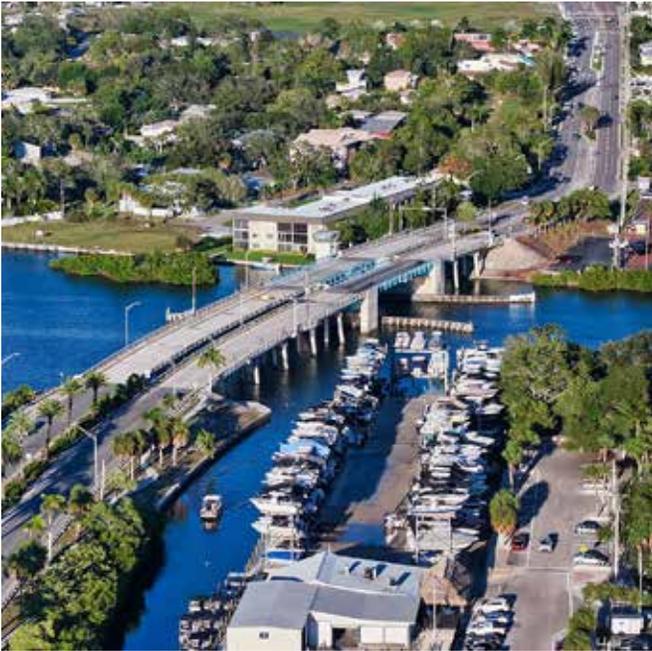


BATH 2

- Tile floor
- Single vanity with granite top
- Medicine cabinet vanity mirror
- Vanity lights
- Jetted bathtub/shower with tile walls



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