

ALINARI 15TH FLOOR BAY VIEW RESIDENCE IN DOWNTOWN SARASOTA

800 NORTH TAMIAMI TRAIL #1507



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Downtown Sarasota 15th floor residence with high-and-wide water views and excellent location in the Rosemary District. Walk to downtown shopping, dining, waterfront parks and entertainment options, and just a quick drive over the iconic Ringling Bridge to Lido Beach.

This nearly 2,000 sq. ft. condo lives large with a spacious living area that includes a central kitchen surrounded by dining room, living room and family room. Two private bedrooms offer peaceful retreats any time of day. An additional bonus room can be used as a home office or hobby room. Oversize windows and high ceilings showcase the breathtaking views of Sarasota Bay. 2023 upgrades include new wood-look porcelain tile flooring throughout, new trim and new paint, plus remodeled kitchen and baths. Luxury features include whole-house Halo water filtration, Legrand lighting control system, automated sunshades, covered wrap-around balcony, in-unit laundry room with full-size washer and dryer, and three deeded parking spaces.

Alinari is a well-run condominium with an active social committee. Resort-style amenities include concierge service, heated pool/spa with sun deck and cabanas, state-of-the-art fitness center, sauna, theater room, social room, billiards room, business center, indoor bicycle storage and guest suite for visitors. Wine lovers can gather in the climate-controlled wine room with storage lockers.

The great location is getting better with the development of The Quay downtown district and The Bay, 53 acres of waterfront land along Sarasota Bay being developed into a signature public park.

**Photos, video and 3D tour of this condo available at:
LTG.Homes/Alinari1507**



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ALINARI RESIDENCES

- Downtown Sarasota in Rosemary District
- 24/7 security
- Key-card secure lobby
- AED's throughout property
- Secure garage with 3 deeded spots
- Electronic charging station
- Green space: 54,000 sq ft
- Secured indoor bike storage
- Active social committee
- Amenities:
 - Library
 - Business center and meeting rooms
 - Club room with full kitchen
 - Movie theatre
 - Billards room
 - Wine room with lockers
 - Pool and spa
 - Sauna and locker rooms
 - Fitness center
 - Outdoor grill and patio
 - Billiards Room
 - Cabana (for purchase)
 - Sauna, massage and locker rooms
 - Guest suites (available for fee and reservation)
- Walk to The Bay park and Van Wezel Performing Arts Hall
- Convenient location:
 - 0.3 mile to Publix
 - 0.6 mile to Main Street shoppes and restaurants



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- 2.4 miles to Sarasota Memorial Hospital
- 3.2 miles to SRQ Airport
- 3.6 miles to Lido Beach
- Non-Smoking property

RESIDENCE FEATURES

- 1,911 sq. ft. A/C | 2,080 sq. ft. total
- 2 bedrooms, 2 baths, 1 half bath
- New porcelain tile flooring
- New baseboards
- New interior doors and hardware
- Newly remodeled kitchen
- Newly remodeled bathrooms
- Newly painted
- Whole-house Halo water filtration
- Legrand lighting controls
- Automated sunshades
- High ceilings: 9'10"
- Covered balcony with full bay view
- Spectacular sunsets
- 3 garage parking spots (1017, 2017, 2065)
- Storage unit (2nd floor #86)

FOYER

- Size: 4'8" x 14'10"
- Porcelain tile floor
- Recessed ceiling lights

DEN/STUDY

- Size: 7'8" x 9'3"
- Porcelain tile floor
- Built-in solid wood storage cabinets



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POWDER ROOM

- Porcelain tile floor
- Half-wall accent tile
- Solid-wood vanity with granite countertop
- Wall-to-wall mirror with vanity lights



DINING ROOM

- Size: 15'3" x 11'4"
- Porcelain tile floor
- Tray ceiling with mirrored inset
- Chandelier



KITCHEN

- Size: 10'8" x 9'9"
- Porcelain tile floor
- Tray ceiling with ceiling light fixture
- Solid-wood front cabinets with soft-close doors/drawers
- Opaque glass front on upper cabinets
- Under-cabinet lighting
- Quartz countertops
- Glazed tile backsplash
- Cabinet pantry
- In-cabinet trash center
- Pendant lights over eat-in counter
- Stainless-steel appliances:
 - Jenn-Air French door refrigerator
 - GE Cafe glass-top range with double oven (1 convection)
 - Chimney hood over range
 - Built-in/slide-out microwave
 - Bosch dishwasher
- Oversized stainless sink with disposal



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LIVING ROOM

- Size: 18'8" x 14'9"
- Porcelain tile floor
- Ceiling fan with light
- Sliding glass doors to balcony with full view of Sarasota Bay



FAMILY ROOM

- Size: 16'4" x 12'9"
- Porcelain tile floor
- Ceiling fan with light
- Windows with full bay views



MASTER BEDROOM

- Size: 14'11" x 12'6"
- Porcelain tile floor
- Ceiling fan with light
- Standard closet
- Walk-in closet with wardrobe organizer
- Full-lite door to balcony
- Full bay view



MASTER BATHROOM

- Size: 12'0" x 9'4"
- Porcelain tile floor
- Half-wall accent tile
- Solid-wood double vanity with quartz countertop and undermount sinks
- Wall-to-wall mirror with vanity lights
- Garden tub with hand-held sprayer



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- Walk-in shower with tile floor/walls, toiletry alcove, corner bench, ceiling rain shower, body sprayers, hand-held adjustable shower and glass enclosure
- Toto single-piece commode

BEDROOM 2

- Size: 10'9" x 11'11"
- Porcelain tile floor
- Ceiling fan with light
- Standard closet with wardrobe organizer
- Partial bay view

BATH 2

- Porcelain tile floor
- Solid-wood vanity with under-mount sink and quartz countertop
- Wall-to-wall mirror with vanity lights
- Mirrored medicine cabinet
- Doorless walk-in shower with tile floor/walls, adjustable hand-held sprayer and built-in corner bench
- Toto single-piece commode

LAUNDRY

- Size: 5' x 5'11"
- Porcelain tile floor
- Miele full-size washer and dryer
- Solid-wood upper cabinets
- Built-in iron station and hanging rod

WRAP-AROUND COVERED BALCONY

- Full bay views



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