

ALINARI END UNIT WITH SUNRISE TO SUNSET VIEWS IN DOWNTOWN SARASOTA

800 NORTH TAMIAMI TRAIL #301



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Downtown Sarasota third-floor end unit featuring two wrap-around balconies with spectacular sunrise and sunset views. The pleasing north-west-east exposure makes this a very bright and cheerful residence all day long. Excellent location in the Rosemary District. Walk to downtown shopping, dining, waterfront parks and entertainment options, and just a quick drive over the Ringling Bridge to St. Armands Circle and Lido Beach.

This two bedroom, two-and-a-half bath residence has 1,830 sq. ft. of open living area with high-end finishes including travertine tile, quartz countertops and LED lighting throughout. Recent improvements include new HVAC, bath remodels, new counter-depth refrigerator and LED recessed lighting throughout. The spacious 300+ sq. ft. great room with sliding-glass doors to the wrap-around balcony where water views and colorful sunsets are a daily celebration. The stylish kitchen is fully open to the great room and features a large eat-in island, quartz countertops and backsplash, Elkay E-granite sink, tray ceiling and closet pantry. The master suite also has sliders to a wrap-around balcony, this one facing east, and features an ensuite bath with his and her vanities, soaking garden bathtub and walk-in shower with frameless glass enclosure. The second bedroom has a built-in murphy bed.

This residence features the convenience of being on the same floor as the fitness center, sauna, pool and grill. Plus, it is only one flight of stairs to the garage should you prefer to walk instead of taking the elevator. Other nice-to-haves include in-unit laundry with full-size washer and dryer, two garage parking spots and a storage locker.

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 aficionados can gather in the climate-controlled wine room with private storage lockers.

The great location keeps getting better with the development of The Quay downtown district. The Bay Park, 53 acres of waterfront land along Sarasota Bay, is directly across the street and this residence has panoramic views of it.

**Photos, video and 3D tour of this condo available at:
LTG.Homes/Alinari301**



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ALINARI RESIDENCES

- Downtown Sarasota in Rosemary District
- 24/7 security
- Key-card secure lobby
- AED's throughout property
- Secure garage
- 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
 - Billiards 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 required)
- Walk to The Bay park and Van Wezel Performing Arts Hall



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- Convenient location:
 - 0.3 mile to Publix
 - 0.6 mile to Main Street shoppes and restaurants
 - 2.4 miles to Sarasota Memorial Hospital
 - 3.2 miles to SRQ Airport
 - 3.6 miles to Lido Beach
- Non-Smoking property

RESIDENCE FEATURES

- 1,830 sq. ft. A/C | 2,157 sq. ft. total
- 2 bedrooms, 2 baths, 1 half bath
- New Master Bedroom carpet
- Newly remodeled bathrooms
- AC (2021)
- Impact glass windows/sliders
- Open floorplan
- End unit with views East, North and West
- Large walled terraces on 2 corners of unit
- Spectacular sunrises and sunsets
- Convenient access to garage and Alinari amenities
- 2 garage parking spots (3089,2019)
- Storage unit (2nd floor #88)

FOYER

- Size: 4'11" x 17'3"
- Travertine floor
- Recessed ceiling lights
- Tray ceiling with light fixture
- Utility closet
- Coat closet



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POWDER ROOM

- Travertine floor
- Pedestal sink
- Framed mirror and vanity lights



GREAT ROOM

- Size: 18'4" x 17'6"
- Travertine floor
- Ceiling spotlights
- Glass sliders to wrap-around covered balcony overlooking Bay Park and Sarasota Bay



KITCHEN

- Size: 20'4" x 8'8"
- Travertine floor
- Recessed ceiling lights
- Tray ceiling
- Cabinets with soft-close doors/drawers and roll-out chrome drawers
- Caesarstone quartz countertops and backsplash
- Pantry closet
- Appliances:
 - Whirlpool side-by-side refrigerator with in-door water/ice dispenser
 - Frigidaire electric 4-burner cooktop
 - Whirlpool oven
 - LG microwave
 - Bosch dishwasher
- Eat-in counter
- E-granite double bowl sink with soap dispenser and disposal



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MASTER BEDROOM

- Size: 18'4" x 14'10"
- Carpet
- Ceiling fan
- Standard closet
- Walk-in closet
- Glass sliders to covered balcony



MASTER BATHROOM

- Size: 10'3" x 15'2"
- Tile floor
- Recessed ceiling lights
- Dual vanities with quartz countertops and undermount sinks
- Wall-to-wall mirror with vanity lights
- Mirrored medicine cabinet
- Garden tub with tile walls
- Walk-in shower with tile floor/walls, hand-held adjustable shower head and frameless glass enclosure
- Linen closet



GUEST BEDROOM

- Size: 9'7" x 11'5"
- Travertine floor
- Light fixture
- Murphy bed
- Standard closet



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BATH 2

- Travertine floor
- Recessed ceiling light
- Single vanity with quartz countertop and under-mount sink
- Glass mirror with vanity lights
- Mirrored medicine cabinet
- Walk-in shower with tile floor/walls, grab bar and glass enclosure



LAUNDRY CLOSET

- Tile floor
- Whirlpool full-size washer and dryer



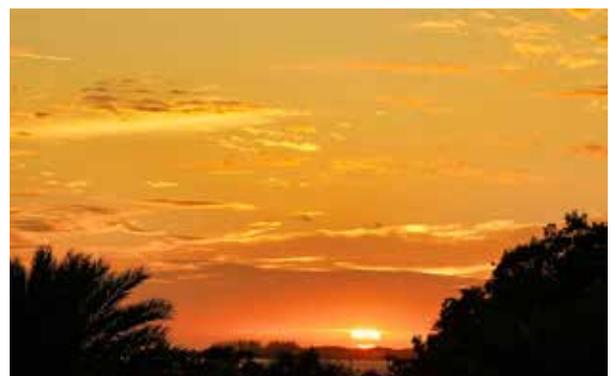
MASTER BEDROOM BALCONY

- Size: 6'0" x 22'8"
- Concrete floor
- Wrap around



GREAT ROOM BALCONY

- Size: 5'3" x 23"
- Concrete floor
- Wrap around
- Views of Bay Park and Sarasota Bay



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