

CLASSIC CONTEMPORARY LUXURY

2502 PROSPECT STREET



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Nearly new custom home in Sarasota's highly-desirable Arlington Park. This 2021 residence strikes the perfect balance between classic design and contemporary living. Board-and-batten siding, standing-seam metal roof, vintage brick accent walls, authentic wood beams and shiplap accents are complemented by volume ceilings, oversize impact glass and top-of-the-line home components. The artful mix of colors, textures and patterns makes this neighborhood newcomer look like it has gracefully evolved over the years.

Create a fabulous in-town oasis inside the flexible 3,153 sq. ft. floorplan ready to fit in with the way you live, congregate and entertain. At the heart of the home is an incredible high-end kitchen, anchored by a massive island surrounded by solid-wood cabinetry, quartz countertops, farmhouse sink and deluxe appliances including ILVE commercial-grade dual-fuel range, Viking chimney hood and full-size wine cooler. The island can also seat six for family meals and flows into the dining/family room which flows into the backyard pool area with wall-to-wall sliding glass doors. This home also nurtures the pleasures of me-time with a luxe owners' suite where you can retreat and recharge, or quietly walk out a private door to the covered patio and pool area. The unique master bath features a dual vanity with trough sink, grooming station, free-standing bathtub and open walk-in shower. The rest of the bedrooms are upstairs along with a central bonus room and spacious 528-sq. ft. balcony.

The backyard features a refreshing swimming pool with sun shelf, water fountain and colored LED lights, plus various sitting areas for lounging outdoors. The entire property is surrounded by easy-care landscape and privacy wall with automatic driveway gate and walk-in gate. A beautiful, old-growth oak tree anchors the corner of the property, perfectly positioned to provide natural cool shade over the home.

Arlington Park is a friendly neighborhood, centrally located with super-easy access to Downtown Sarasota, Sarasota Memorial Hospital, grade-A schools and an abundance of lifestyle amenities. This fabulous in-town oasis is ready to welcome you home!

**Photos, video & 3D tour available at:
LTG.Homes/2502ProspectStreet**



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2502 PROSPECT STREET

LOCATION

- East of Trail Arlington Park
- Desirable location:
 - 1.0 mile to Sarasota Memorial Hospital
 - 1.3 miles to Southside Village
 - 1.6 miles to Southside School
 - 1.6 miles to Payne Park
 - 1.8 miles to Westfield South Gate or Shops at Siesta Row
 - 1.9 miles to Downtown Sarasota
 - 2.2 miles to Bayfront Park
 - 5.5 miles to Lido Beach
 - 6.5 miles to Siesta Beach



EXTERIOR

- 0.17 acre lot (7,226 sq. ft.)
- Privacy wall surrounds lot
- Stone paver driveway
- Automatic driveway gate
- Privacy landscape with outdoor lights
- Covered wrap-around porch
- 2-car garage
- Irrigation system
- Low maintenance landscape
- Rain gutters with leaf guard
- Garbage corral
- Owner owned propane tank
- Tankless water heater
- Bahama shutters
- Security system with cameras, fire alarm, and window/door alarms



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INTERIOR

- 3,153 sq. ft. A/C | 4,556 sq. ft. total
- Built in 2021
- 4 bedrooms, 4.5 baths
- High ceilings:
 - 9'10" main level
 - 10'3" second level
- Solid-wood 8-ft. doors
- Custom-made barn doors
- Solid-wood beams
- 7-in. baseboards
- 2 A/C units
- Impact glass windows and sliding glass doors
- Vintage brick accent walls
- Beadboard wainscoting
- Floating stairs



FIRST FLOOR

FOYER

- Size: 7'0" x 8'0"
- Luxury vinyl plank floor
- Shiplap ceiling
- Beadboard wainscot wall
- Chandelier
- Double entry door with textured privacy glass

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KITCHEN

- Size: 17'0" x 17'6"
- Luxury vinyl plank floor
- Beadboard wainscot half wall
- Recessed ceiling lights
- Pendant lights
- Eat-in center island
- Two-tone solid-wood dovetail cabinets with soft-close drawers
- Under-cabinet lighting
- Luxury white brick veneer backsplash
- Cambria quartz countertops
- Pull-out trash/recycle center
- High-end appliances:
 - Viking side-by-side refrigerator
 - Viking integrated dishwasher
 - ILVE commercial-grade 4-burner gas range with center griddle, dual European convection oven and full-width warming drawer
 - Viking chimney hood vent
 - Kings Bottle full-size wine refrigerator
- Pot filler over range
- Farmhouse double-wide sink with pull out faucet and disposal
- Large walk-in closet pantry



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DINING ROOM

- Size: 8'10" x 17'6"
- Luxury vinyl plank floor
- Beadboard wainscot half wall
- Recessed ceiling lights
- Coffered ceiling with shiplap insert and solid-wood beams
- Pendant lights
- French doors to side of wrap-around porch



GREAT ROOM

- Size: 12'0" x 17'0"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Coffered ceiling with shiplap insert and wood beams
- Electric linear fireplace with luxury brick veneer surround
- Sliding glass doors to covered patio



MUD ROOM

- Size: 4'6" x 9'2"
- Luxury vinyl plank floor
- Beadboard wainscot half wall
- Recessed ceiling lights
- Access to powder room, laundry room and garage



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POWDER ROOM

- Luxury vinyl plank floor
- One third beaded wainscot and two thirds white luxury brick veneer wall
- Recessed ceiling lights
- Pedestal sink with vanity mirror and sconce lights



LAUNDRY

- Size: 5'4" x 10'6"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Storage cabinets
- Free-standing metal laundry sink
- GE full-size front load washer and dryer on pedestals
- Storage closet



PRIMARY BEDROOM

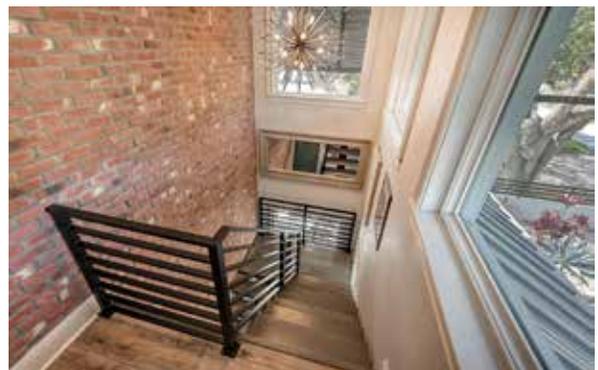
- Size: 16'8" x 12'1"
- Luxury vinyl plank floor
- Shiplap ceiling with wood beams
- Luxury brick veneer accent wall
- Recessed ceiling lights
- Wall sconce lights
- Ceiling fan with light
- Oversized windows with shades
- Full-light door to covered patio
- Large walk-in closet with wardrobe organizer and built-in center dresser



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ENSUITE BATH

- 16'4" x 10'6"
- Porcelain tile floor with anti-slip seal treatment
- Recessed ceiling lights
- Solid wood dovetail cabinets
- Double vanity with trough sink, granite countertops, vanity mirror and lights
- Grooming station with granite counter, vanity mirror and lights
- Free-standing garden bathtub with tub filler
- Water closet
- Oversized linen closet
- Floor-to-ceiling beveled subway tile
- Open shower with hex tile floor, subway tile walls, toiletry alcove, and hand-held shower spray



STAIRCASE

- Floating wood stairs with metal handrails
- Luxury brick veneer accent wall
- Chandelier
- Oversized windows

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2ND FLOOR

BONUS ROOM

- Size: 17'7" x 15'3"
- Luxury vinyl plank floor
- Beadboard wainscot wall
- Peaked ceiling with natural stained shiplap and wood cross beams
- Recessed ceiling lights
- Ceiling fan
- Storage closet
- Full-light French doors to balcony



BEDROOM 2

- Size: 12'11" x 11'3"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet
- Ensuite bath



ENSUITE BATH

- Size: 12'11" x 11'3"
- Sliced-pebble tile floor
- Recessed ceiling lights
- Single vanity with mirrored drawers and marble top
- Vanity mirror and lights
- Walk-in shower with tile walls, pebble tile floor, toiletry alcove, rain showerhead, handheld showerhead and glass bypass door



2502 PROSPECT STREET

BEDROOM 3

- Size: 10'8" x 17'1"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet
- Jack-and-Jill bath



BEDROOM 4

(being used as playroom)

- Size: 10'5" x 17'1"
- Luxury vinyl plank floor
- Beadboard wainscot walls
- Recessed ceiling lights
- Ceiling fan
- Standard closet
- Jack-and-Jill bath



JACK-AND-JILL BATH

- Penny tile floor
- Recessed ceiling lights
- Double vanity with farmhouse sinks and quartz counter
- Vanity mirror and lights
- Water closet
- Linen closet
- Free standing garden tub with tub filler
- Doorless walk-in shower with penny tile floor, tile walls, toiletry alcove, rain showerhead, handheld shower spray and glass partition panel



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BALCONY

- Size: 22'2" x 23'8"
- Composite wood deck
- Metal rails
- Wall light sconce



EXTERIOR

2-CAR GARAGE

- Size: 22'2" x 23'8"
- Painted concrete floor
- Recessed ceiling lights
- Storage cabinet
- Access door to side yard



COVERED PATIO

- Size: 16'7" x 5'7"
- Stone paver floor
- Recessed ceiling lights
- Ceiling fan



POOL

- 36'0" x 5'4"
- Self-cleaning
- Pool lights
- Sun-shelf with pool fountain
- Open patio area with multiple seating areas



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