

WEST OF TRAIL IN OYSTER BAY LANDINGS

1460 REBECCA LANE



1460 REBECCA LANE

Sarasota West of Trail contemporary home in Oyster Bay Landings, the only gated community in highly-desirable Oyster Bay Estates. This secluded neighborhood has only 12 residences with deeded boat docks along a hidden cove on Roberts Bay. Exquisite expression of contemporary style infused with a spirit of serenity and delight. Tall pitched ceilings, oversize sunlit windows, open living spaces, over-garage loft suite with private entry, and private pool courtyard check all the boxes for a formidable forever home.

This courtyard pool home provides peaceful privacy inside and out. Every detail was carefully selected and expertly installed: high ceilings, 8-ft. solid-core doors, engineered wood floors, solid-wood cabinets, custom millwork, linear A/C vents, two-step-crown molding, his and her walk-in closets with custom organization, and high-end stainless steel appliances. For convenience and energy efficiencies, the home is fitted with impact glass, two tankless gas hot water heaters, outdoor security camera and three-zone A/C system.

Offering 4,030 sq. ft. of living space, the main living space features an open floor plan with cathedral ceiling and cove lighting. A full-wall of glass opens to the pool courtyard on the west side, and clerestory windows on the east let in glorious morning light. The open living space flows into a private courtyard oasis with heated pool/spa, covered lanai and outdoor kitchen. The fabulous kitchen has solid-wood cabinetry with soft-close mechanism, an oversize eat-in island, and Wolf/SubZero/Asko appliances. The primary bedroom suite features oversize his and her walk-in closets with an array of custom organization details. Hers includes a dressing mirror, hardware with crystal insets, jewelry cabinet with lock, two locked drawers and in-closet washer and dryer. His has gentlemen's accessories cabinets. Both have mirrored finishing counters and automatic LED cabinet lighting. Two additional bedrooms and baths are located down the hall from the primary suite. A 23-ft. x 18-ft. bonus loft with ensuite bath and private entrance is over the two-car garage.

The fantastic West of Trail location is centrally located within walking distance of The Field Club, one mile from Publix, two miles from Sarasota Memorial Hospital, three miles from Downtown Sarasota and five miles from Siesta Key Beach. Come see this warm and welcoming residence that is at once on-trend and timeless.

Photos, video & 3D tour available at:
[LTG.Homes/1460RebeccaLane](https://www.LTG.Homes/1460RebeccaLane)



1460 REBECCA LANE

LIST OF IMPROVEMENTS

- Installed gas connection to property through TECO
- Excavated and disposed of original propane tank from underground
- Full conversion of appliances from propane to natural gas
- Replaced 2 water heaters and pool heater with new ones
- Replaced original second floor patio roof and tiles with waterproof TPO and new ceramic tiles
- All new whole-house security system with camera
- All new custom wood plantation shutters (waterproof vinyl shutter in master shower)
- New assorted bathroom hardware in all baths
- New mirrors and sconces in master bath
- Termite treatment plan for indoor and surrounding the property
- Installed high-speed internet fiber cable access
- Installed new gutters with leaf guard and downspouts
- Professional tree trimming



1460 REBECCA LANE

LOCATION

- West of Trail in Oyster Bay Landings
- Boat-dock cove off Roberts Bay with direct access to Intracoastal Waterway
- Highly desirable location close to lifestyle amenities:
 - 0.9 mile to Publix at Shops at Siesta Row
 - 1.0 miles to Crossings at Siesta Key
 - 1.2 miles to The Landings
 - 2.3 mile to Sarasota Memorial Hospital
 - 3.6 miles to Downtown Sarasota
 - 3.4 miles to Bayfront Park
 - 5.0 miles to Siesta Beach
 - 7.3 miles to Lido Beach

EXTERIOR

- Built in 2015
- 0.3 acre lot (13,110 sq. ft.)
- Lush tropical landscaping
- Paver brick driveway
- 2-car garage with side-load entry
- Outdoor courtyard:
 - Covered lanai with outdoor kitchen
 - Bonus covered lanai
 - Outdoor shower
 - Pool bath
 - Heated pool and spa
 - Durable vinyl fence



1460 REBECCA LANE

- Irrigation system
- 3 A/C systems
- 2 tankless hot water heaters
- Pest guard system
- Rain gutters, leaf guard and downspouts
- Devault secured package drop
- Security system with outdoor camera

INTERIOR

- 4,030 sq. ft. A/C | 5,752 sq. ft. total
- 4 bedrooms, 4.5 baths
- Open floorplan
- Cathedral and vaulted ceilings
- Crown molding
- 8-ft. interior doors
- 4-in. casing around doors
- Linear A/C vents
- Impact glass windows and sliding glass doors
- Plantation shutters

COVERED FRONT ENTRY

- Size: 9'4" x 7'8"
- 18'4" ceiling with custom wood plank surface
- Brick paver floor
- Limestone walls
- Concrete casing around entry door
- Camera door bell
- Solid-wood door with triple-lock system and 2 side-lights



1460 REBECCA LANE

FOYER

- Size: 9'3" x 11'0"
- 13'10" ceiling with custom wood plank inset
- Engineered hardwood floor
- Chandelier
- Coat closet
- Full-light door to covered lanai



KITCHEN

- Size: 19'5" x 14'0"
- 18'9" cathedral ceiling
- Engineered hardwood floor
- Recessed ceiling lights
- Cove lighting
- 9'11" x 4'5" center Island:
 - Eat-in counter
 - Quartz waterfall countertop
 - 3 pendant light fixtures
 - 2-bowl stainless steel sink with disposal
- Solid wood cabinets with soft-close doors and drawers
- In-cabinet trash/recycle station
- Quartz countertops
- High-end stainless steel appliances:
 - Wolf 4-burner gas range and griddle with dual side-by-side convection ovens
 - Wolf chimney vent/hood



1460 REBECCA LANE

- SubZero side-by-side refrigerator/freezer with in-door water/ice dispenser
- Wolf built-in microwave
- Asko dishwasher
- Subzero under counter wine refrigerator
- Walk-in pantry with integrated door and automatic lighting
- Clerestory windows over cabinets
- Glass sliders to outdoor living with transom windows

DINING ROOM

- Size: 18'5" x 10'8"
- 18'9" Cathedral ceiling
- Engineered hardwood floor
- Recessed ceiling lights
- Cove lighting

BREAKFAST NOOK

- Size: 10'8" x 6'6"
- Engineered hardwood floor
- Curved bay windows

GREAT ROOM

- Size: 22'10" x 19'3"
- 18'9" cathedral ceiling
- Engineered hardwood floor
- Recessed ceiling lights



1460 REBECCA LANE

- Cove lighting
- Clerestory windows
- Glass sliders to outdoor living with transom windows

PRIMARY BEDROOM

- Size: 21'0" x 15'0"
- Engineered hardwood floor
- Tray ceiling with custom wood plank inset
- Chandelier
- Plantation shutters
- French doors with plantation shutters and access to outdoor living



HER CLOSET

- Size: 14'3" x 9'4"
- Engineered hardwood floor
- Recessed ceiling light
- Attic access
- Custom built-in solid wood wardrobe organizer with high-end features:
 - Dressing mirror door
 - Hardware with crystal studs
 - Jewelry cabinet with locks
 - 2 locked drawers
 - LED automatic door lights
 - LG in-closet washer/dryer
 - Mirrored finishing counter
- Window with seat bench



1460 REBECCA LANE

HIS CLOSET

- Size: 11'9" x 11'0"
- Engineered hardwood floor
- Recessed ceiling light
- Custom built-in wardrobe organizer with high-end features:
 - Gentleman's accessories cabinets
 - 2 locked drawers
 - LED automatic door lights
 - Mirrored finishing counter
- Window with seat bench



ENSUITE BATH

- Size: 14'3" x 11'3"
- Recessed ceiling lights
- Porcelain tile floor
- Dual vanities with quartz countertops and vanity lights
- Solid wood cabinets and soft-close drawers and doors
- Free-standing bathtub with wood base and wood toiletry shelf
- Water closet
- Linen closet
- Walk-in shower with tile floor/walls, toiletry alcove, rain showerhead with handheld body spray and frameless glass enclosure
- Plantation shutters



1460 REBECCA LANE

BEDROOM 2

- Size: 15'5" x 11'9"
- Engineered hardwood floor
- Crown molding
- Chandelier
- Standard closet with wood wardrobe organizer



ENSUITE BATH

- Recessed ceiling lights
- Tile floor
- Single-sink solid-wood vanity with framed mirror and vanity lights
- Polished stone countertop
- Water closet
- Clerestory windows
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass enclosure



BEDROOM 3

- Size: 13'8" x 15'3"
- Engineered hardwood floor
- Chandelier
- Standard closet with wood wardrobe organizer
- Plantation shutters



1460 REBECCA LANE

BATH 3

- Porcelain tile floor
- Recessed ceiling lights
- Single-sink vanity with framed mirror and vanity lights
- Decorative glass shelf
- Walk-in shower with tile floor/walls, toiletry alcove and frameless glass enclosure

LAUNDRY

- Size: 7'6" x 14'0"
- Tile floor
- Recessed ceiling light
- Built-in cabinets with countertop
- Hanging rod
- Deep stainless steel utility sink
- Linen closet with wood slat organizer
- Whirlpool front load washer/dryer on pedestals

OVER-GARAGE BONUS STUDIO/LOFT

- Private entrance
- Size: 23'9" x 18'9"
- 9'2" Ceiling height
- Engineered hardwood floor
- Recessed ceiling lights
- Plantation Shutters
- Balcony and sundeck overlooking pool
- Ensuite bath



1460 REBECCA LANE

STUDIO/LOFT ENSUITE BATH

- Wood-look tile floor
- Single sink vanity with framed mirror and vanity lights
- Walk-in shower with tile walls, sliced pebblestone tile floor and frameless glass enclosure



2-CAR SIDE LOAD GARAGE

- Size: 23'9" x 18'9"
- Painted concrete floor
- Under-stairs storage



COVERED OUTDOOR KITCHEN

- Size: 10'5" x 10'8"
- Concrete shell tile floor
- Stained shiplap ceiling
- Recessed ceiling lights
- KitchenAid outdoor gas grill and stainless steel outdoor hood
- Granite countertop



COVERED LANAI

- Size: 13'7" x 12'11"
- Concrete shell tile floor
- Stained shiplap ceiling
- Outdoor shower
- Access to pool bath



1460 REBECCA LANE

POOL BATH

- Tile floor
- Single sink and mirror



HEATED POOL/SPA

- 30'0" x 16'0"
- Pentair pool equipment
- Pool alarm



DOCK

- Deeded boat dock
- Boat lifts allowed
- Direct access to Roberts Bay and Intracoastal Waterway



1460 REBECCA LANE



Andrew Tanner | 941.539.0998
Andrew.Tanner@PremierSIR.com
LaughlinTanner.com

Personal property does not convey. Not all items in photos convey – ask agent for details. 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.