

BURNS COURT VILLA

1532 SELBY LANE #3



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Rarely available residence in Burns Court Villas, an exclusive garden courtyard sanctuary in Downtown Sarasota's eclectic urban environment. Walk to charming cafes, five-star dining, inspired galleries and unique boutiques. And just inside the gate, a flowing fountain, lush plantings and old-world statuary welcome you home.

This particular residence has a prime location next to the pool/spa and features a spacious 368 sq. ft. private patio + two courtyard balconies from which to enjoy the serene setting. Inside, high ceilings, oversize windows and ultra-quiet sound proofing create a congenial ambiance for soulful living. Luxury appointments include natural stone and wood flooring, impact-resistant windows, wood cabinetry with granite countertops, whole-house water filtration, decorative base and crown molding, and elevator. The well-designed interior lives large with living room, dining room, powder room and kitchen on the first floor, two bedrooms and one bath on the second floor, and the owner's suite with luxurious ensuite bath on the third floor. The high-end kitchen features Viking/SubZero/Bosch appliances, pot filler, and plenty of storage and counter space. All bedrooms connect to the outdoors via private balconies. Community amenities include heated pool and spa, lush gardens, gathering area with fire pit, stone walkways, statuary, central fountain and enclosed garage with personal storage area.

Burns Court Villas is a hidden gem of 23 townhomes tucked away between Pineapple and Palm Avenues in Downtown Sarasota. This enchanted setting is within one mile of two grocery stores, Bayfront Park, city marina, Selby Gardens, Payne Park and performing arts venues. Love your Downtown Sarasota lifestyle!

Photos, video and 3D tour available at:
LaughlinTanner.com/1532SelbyLane



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BURNS COURT VILLAS

- Next to historic Burns Court in Downtown Sarasota
- Unique community of 23 residences surrounding a serene garden courtyard
- Lush gardens, stone walkways, statuary, central fountain and seating areas
- Heated community pool and spa
- Gathering area with stone fire pit
- Enclosed garages with automatic doors
- Personal storage area in garage
- Walk to galleries, cafes, restaurants, boutiques and Saturday farmers' market
- Walk to Selby Gardens and Bayfront Park
- Minutes to beaches, golf, airport and world-class cultural venues
- Convenient location:
 - 0.4 mile to Bayfront Park and city marina
 - 0.5 mile to Whole Foods
 - 1.0 mile to Payne Park
 - 1.0 mile to Publix Supermarket
 - 1.4 miles to Sarasota Memorial Hospital and Southside Village
 - 3 miles to St. Armands Circle and Lido Beach
 - 4.2 miles to SRQ International Airport



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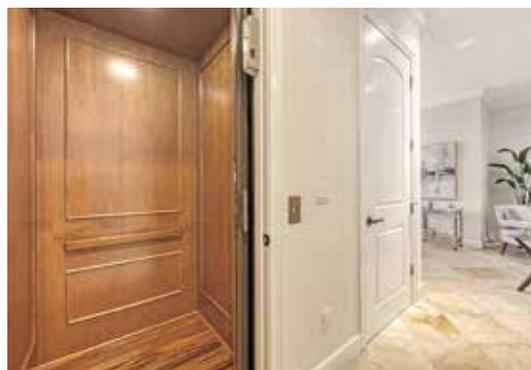
RESIDENCE FEATURES

- 2,053 sq. ft. A/C | 2,152 total
- 3 bedrooms, 2.5 baths
- Private elevator
- High ceilings
- Decorative base and crown molding
- Decorative wrought-iron stair railings
- Impact-resistant windows, doors and sliders
- Solid-wood cabinets with granite countertops
- Travertine tile floors on first floor and wood floors on second and third floors
- Spacious patio adjacent to pool and courtyard + balconies at each bedroom
- Whole-house water filtration
- A/C unit for each floor
- Parking spaces 18 & 20
- Storage #3

GROUND LEVEL

PATIO

- Size: 23'10" x 15'11"
- Brick floor
- Privacy wall
- Entry door leading to courtyard and pool



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GREAT ROOM

- Size: 14'2" x 15'10"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan
- Plantation shutters
- Storage closet and under stairs storage space
- Full-lite door to small patio and entry door from Selby Lane



DINING ROOM

- Size: 10'0" x 13'0"
- Travertine tile floor
- Recessed ceiling lights
- Chandelier
- Sliding glass doors with plantation shutters leading to large patio



KITCHEN

- Size: 9'7" x 10'0"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan
- Solid-wood cabinets with soft close drawers and cabinets
- Granite countertops
- Travertine tile accent wall
- Pot filler



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- Viking professional stainless steel appliances:
 - 6-burner gas cooktop and convection oven
 - Chimney wall-mount hood
 - Built-in microwave
- SubZero side-by-side refrigerator/freezer
- Bosch dishwasher
- 2-bowl stainless steel sink with disposal
- Plantation shutters



POWDER ROOM

- Travertine tile floor
- Ceiling light
- Solid-wood vanity with granite top
- Copper undermount oval bowl
- Framed vanity mirror



TOP LEVEL

MASTER BEDROOM

- Size: 12'6" x 16'3"
- Wood floor
- Recessed ceiling lights
- Ceiling fan
- Sliding glass doors with plantation shutters to open balcony overlooking pool



WALK-IN CLOSET

- Size: 9'8" x 10'0"
- Wood floor
- Wardrobe organizer



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ENSUITE MASTER BATH

- Size: 15'6" x 6'10"
- Travertine tile floor
- His and her solid-wood vanities with granite tops and undermount sinks
- Wall mirrors with vanity lights
- Jetted bathtub
- Walk-in shower with travertine walls/pebbled floor, built-in bench seat, toiletry alcove, shower head, adjustable shower spray and glass enclosure
- Water closet with commode



LAUNDRY ROOM

- Recessed ceiling light
- Upper cabinets
- Whirlpool front-load washer and dryer



MIDDLE LEVEL

BEDROOM 2

- Size: 12'1" x 20'6"
- Wood floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet
- Sliding glass door with plantation shutters to balcony



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BEDROOM 3

- Size: 11'0" x 13'1"
- Wood floor
- Recessed ceiling lights
- Ceiling fan
- Standard closet with organizer
- Built-in bunk bed
- Built-in corner desk
- Full-light door with plantation shutters to balcony



BATH 2

- Travertine tile floor
- Recessed ceiling light
- Solid-wood vanity with granite top and undermount sink
- Wall mirror with vanity lights
- Bathtub/Shower with travertine tile walls and glass by-pass door
- Solid-wood linen cabinet



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