

# GATEWAY TO SIESTA KEY

1602 STICKNEY POINT ROAD #301



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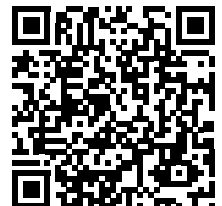
Relaxing on the balcony of this Sarasota waterfront residence makes you feel as if you're floating on water. Enjoy breathtaking panoramic water views as boats pass by, dolphins play and sunsets light up the sky. This cozy, bright and cheery condo is located at the gateway to world-famous Siesta Key in Sarasota, Florida.

This third-floor end-unit is unique in that it has a coveted, west-facing, oversize window with full views of the Intracoastal Waterway. Coastal living is super convenient with the beach, marina, boat rentals, watersport excursions, fishing charters, and a wide variety of shops and restaurants within walking distance. The floorplan features a great room, kitchen, two bedrooms, two baths and a Florida room with fabulous water views. A cool coastal palette complements the beachy ambiance of this sun-and-fun residence.

Castel del Mare is an 8-acre bayfront community with two swimming pools, one tennis court with two pickleball courts, fishing pier, kayak storage, clubhouse and fishing pier. The location can't be beat -- on the mainland with easy access to all that Sarasota has to offer combined with the charm and grace of waterfront living. Here is the place to settle in, have fun and relax.

**Video and photos of this condo at:**

**LTG.Homes/CastelDelMare301**



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## LOCATION

- Just east of the South Siesta Key Bridge on the mainland
- Easy access to Siesta Key beaches and mainland amenities
- Walk to The Boatyard shops and restaurants
- 0.6 mile to South Siesta Village Shops
- 0.7 miles to Siesta Beach Access #12
- 0.8 mile to Sarasota Pavilion shops and restaurants including Publix Supermarket
- 2.2 miles to Siesta Public Beach
- 5.0 miles to Sarasota Memorial Hospital
- 7.0 miles to Downtown Sarasota



## CASTEL DEL MAR

- 8-acre community with 185 residences
- Bayside and garden pools
- Clubhouse with community room and kitchen
- 1 tennis court with 2 pickleball courts
- Community boardwalk
- Shuffleboard
- Fishing pier
- Kayak storage





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## RESIDENCE FEATURES

- 3rd floor corner residence overlooking Little Sarasota Bay
- 1,016 sq. ft. A/C | 1,128 sq. ft. total
- 2 bedrooms | 2 baths
- Building elevator
- Storage/utility closet
- Newer dishwasher (2023)
- Laundry on each floor with newer washers/dryers (2023)
- Covered carport and carport shed (#200)

## FOYER

- Size: 3'5" x 11'5"
- Tile floor
- Combo coat and storage closet

## KITCHEN

- Size: 10'8" x 6'9"
- Tile floor
- Dome ceiling with ceiling fan
- Tile countertop, backsplash and walls
- Appliances:
  - Top-freezer refrigerator
  - 4-burner electric range with oven
  - Over-range microwave
  - Dishwasher
- Double bowl stainless steel sink



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### DINING ROOM

- Size: 7'2" x 8'5"
- Carpet
- Chandelier
- Oversized window with coveted views of Intracoastal Waterway



### GREAT ROOM

- Size: 17'0" x 6'7"
- Carpet
- Wall-to-wall mirrors
- Open to Florida room
- Views of bay and Intracoastal Waterway



### FLORIDA ROOM

- Size: 13'3" x 6'7"
- Tile floor
- Ceiling fan with light
- Wall-to-wall sliders overlooking pool and bay



### PRIMARY BEDROOM

- Size: 10'6" x 15'0"
- Carpet
- Ceiling fan with light
- Walk-in closet

### ENSUITE BATHROOM

- Size: 4'8" x 7'7"
- Tile floor
- Single sink vanity with wall-to-wall mirror and vanity light
- Medicine cabinet
- Shower/tub with tile walls



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### BEDROOM 2

- Size: 10'2" x 10'9"
- Carpet
- Ceiling fan
- Standard closet



### BATH 2

- Tile floor
- Single sink vanity with wall-to-wall mirror and vanity light
- Medicine cabinet
- Shower/tub with tile walls





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