

ST. ARMANDS KEY VACANT LOT

25 NORTH WASHINGTON DRIVE



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Sarasota island living on world-renowned St. Armands Circle. Walk to five-star restaurants, chic boutiques, coffee houses and ice cream shops. Stroll to Lido Beach and rejoice in year-round blue skies, Gulf breezes and Sarasota's spectacular sunsets. Downtown Sarasota, with its eclectic mix of shopping, dining, boating, culture and the arts, is just over the Ringling bridge – you can ride aboard the free Bay Runner trolley which runs from downtown to south Lido with multiple stops in between.

A distinctive St. Armands Key address is now available on this .26-acre homesite, an exceptional 75-ft. x 152-ft. lot on which to build the coastal home of your dreams. The lot to the south is a meditation garden that will not be built on. To imagine the possibilities, Mark Sultana of DSDG Architects designed a three-story, contemporary home featuring a roof deck with bay view suitable for this lot. The plans, although perfect for this lot, can be modified for your specifications. The proposed home design and floorplans are available for your review. The price offered is for the lot only.

St. Armands Key is home to a distinguished residential community surrounding the picturesque and world-renowned St. Armands Circle. The Circle provides year-round amenities including fine and casual dining, shopping, banking, salons, spas, art galleries and a variety of professional services. In addition, the City of Sarasota, St. Armands Residents Association and St. Armands Circle merchants sponsor seasonal events and art fairs culminating in the lighting of the 60-ft. tall Christmas tree during the Holiday Night of Lights.

St. Armands, Downtown Sarasota, Lido Beach. Welcome to an enchanted coastal lifestyle sure to please family, friends...and especially you!

**Photos, video and 3D tour available at:
LTG.Homes/25NWWashingtonDrive**



Personal property does not convey. 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.

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LOCATION

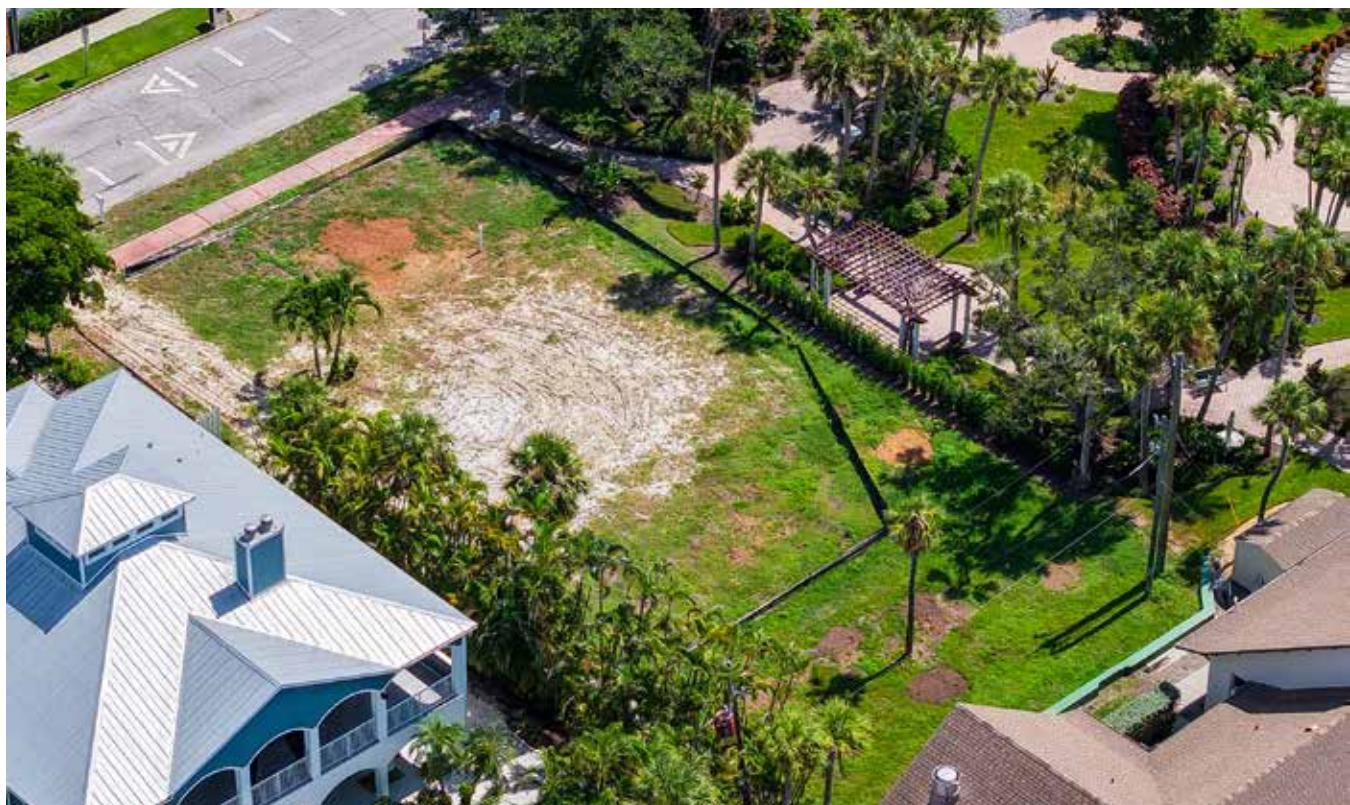
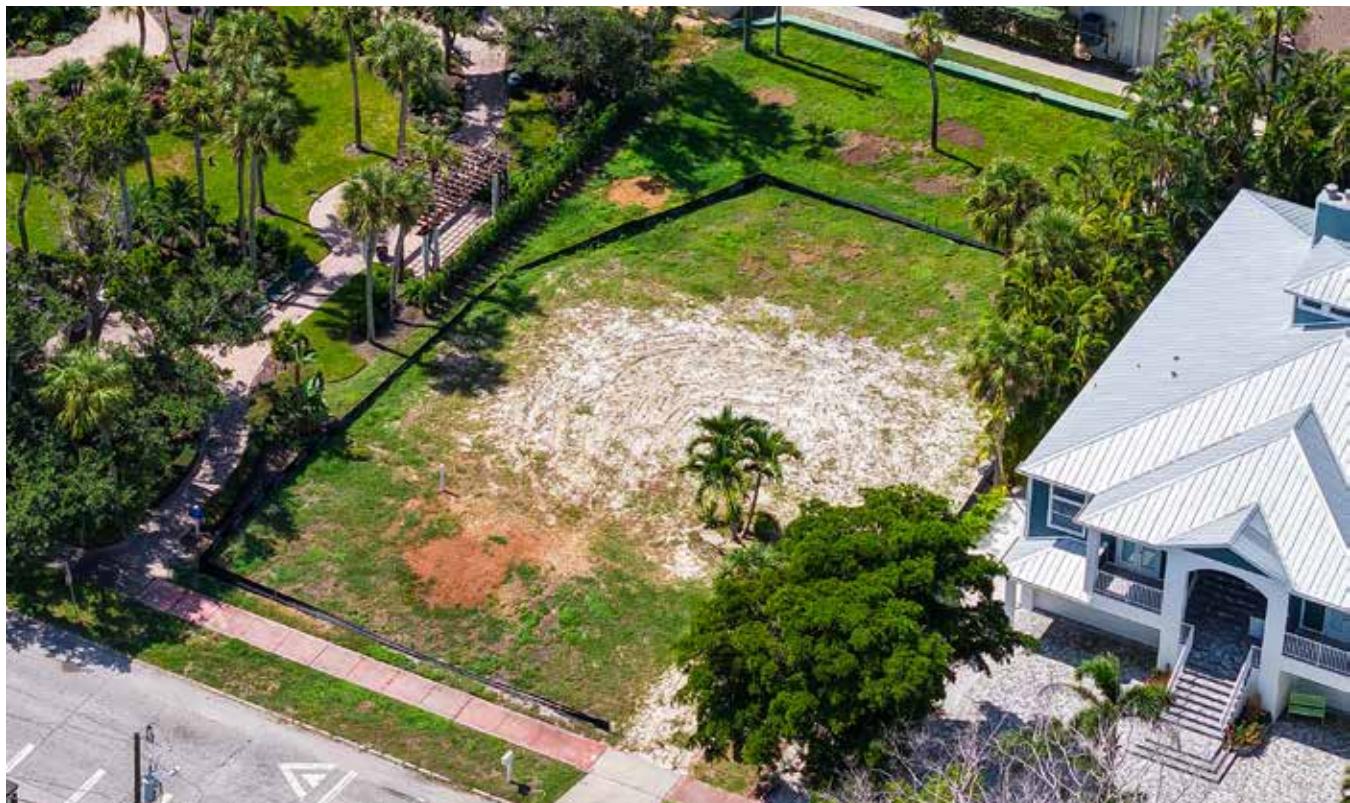
- St. Armands Key
- Walk to restaurants and shops at St. Armands Circle
- Adjacent to St. Armands Key Lutheran Church's meditation garden
- Close to lifestyle amenities:
 - 0.5 mile to Lido Beach
 - 1.0 mile to Bird Key Park Recreation Trail
 - 1.1 mile to Ted Sperling Park, popular with kayakers and paddle-boarders looking to explore water trails through mangrove tunnels
 - 1.5 miles to Ken Thompson Park's walking trails, fishing pier and boat ramp
 - 1.9 miles to Longboat Key Club with two golf courses, tennis club, private beach, spa, dining, social events and Moorings Marina
 - 3.7 miles to Downtown Sarasota
 - 4.3 miles to Sarasota Memorial Hospital
 - 5.7 miles to SRQ International Airport



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VIEW FROM 3RD LEVEL



VIEW FROM 4TH LEVEL (ROOFTOP)

25 NORTH WASHINGTON DRIVE



HOME RENDERINGS OF WHAT'S POSSIBLE ON THIS LOT

LUXE SRQ - 8


Laughlin Tanner
GROUP

25 NORTH WASHINGTON DRIVE

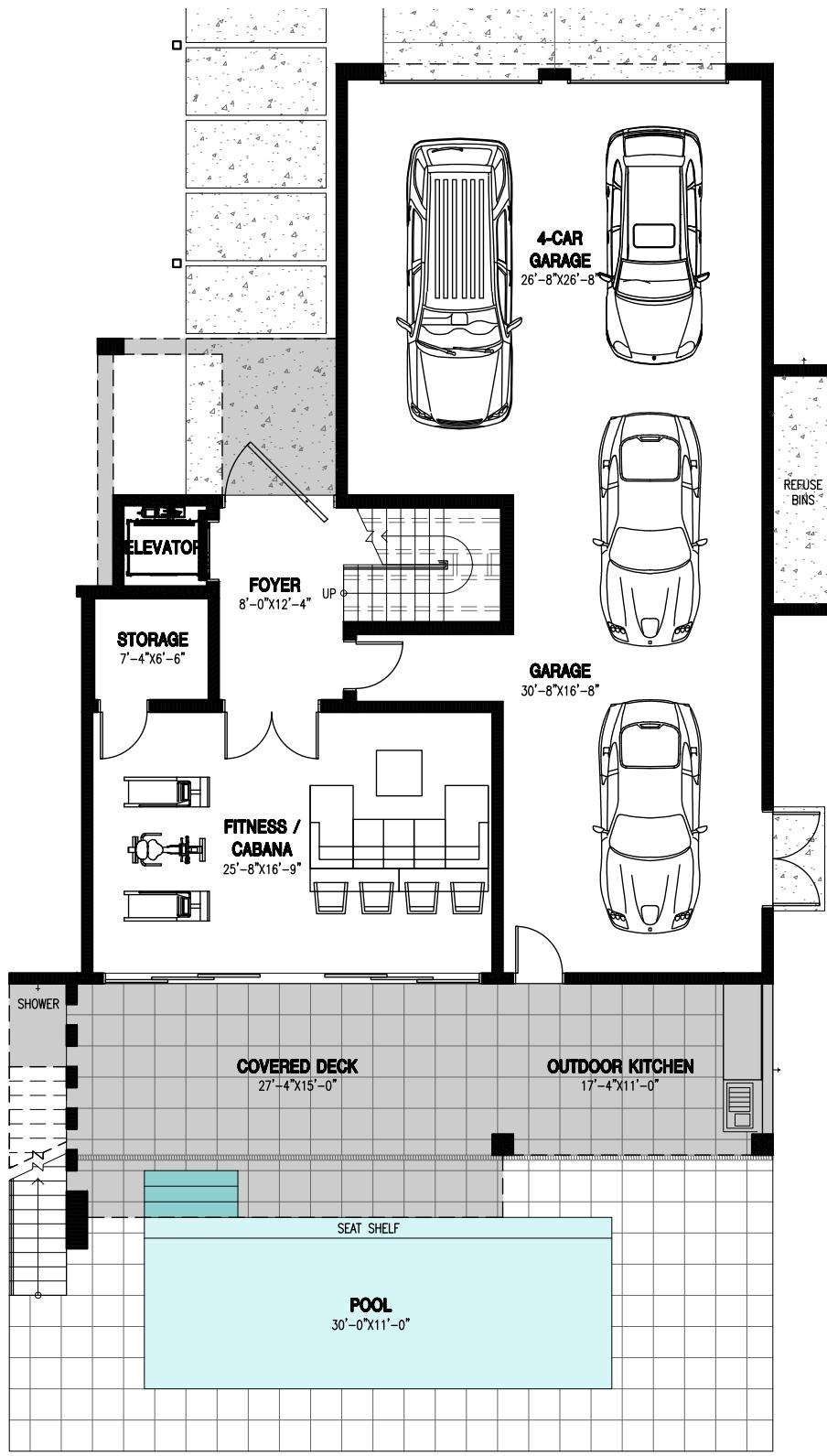


HOME RENDERINGS OF WHAT'S POSSIBLE ON THIS LOT

LUXE SRQ - 9


Laughlin Tanner
GROUP

25 NORTH WASHINGTON DRIVE



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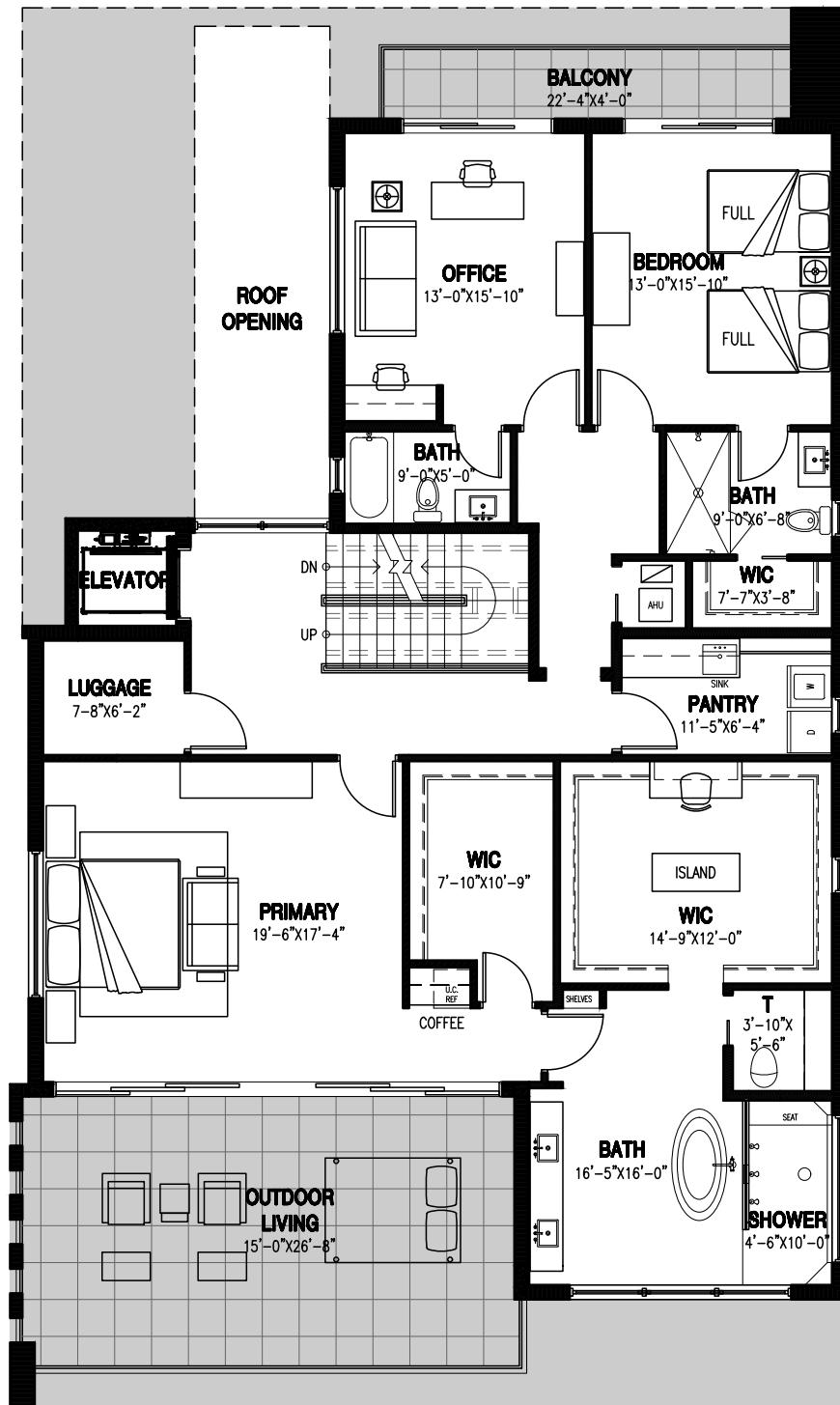
AREA CHART

FOYER A/C =	261 SF
SECOND LEVEL A/C =	2,066 SF
THIRD LEVEL A/C =	2,066 SF
TOTAL =	4,393 SF
COVERED PORCHES =	1,665 SF
ROOF DECK =	540 SF
POOL DECK =	786 SF
GARAGE =	1,352 SF



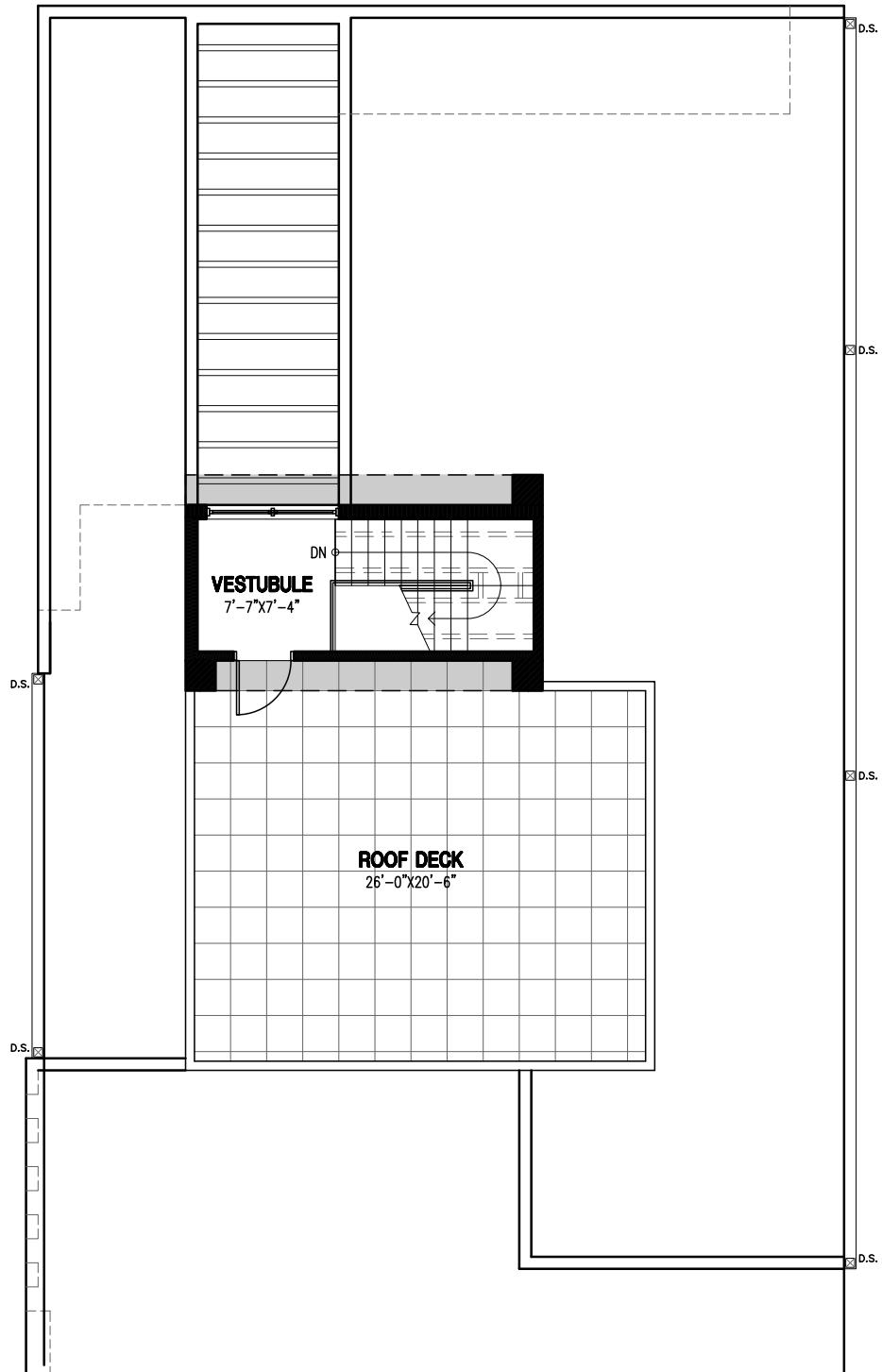
SECOND LEVEL

25 NORTH WASHINGTON DRIVE



THIRD LEVEL

25 NORTH WASHINGTON DRIVE



ROOF DECK

25 NORTH WASHINGTON DRIVE



Peter G. Laughlin | 941.356.8428

Peter.Laughlin@PremierSIR.com

LaughlinTanner.com