

CITRUS RESIDENCES DOWNTOWN SARASOTA

boutique condominium in the Rosemary District



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INTERNATIONAL REALTY

CITRUS RESIDENCES DOWNTOWN SARASOTA

boutique condominium in the Rosemary District

Experience walk-to-everything living at Citrus Residences, a boutique condominium residence within Downtown Sarasota's vibrant Rosemary District, steps to charming cafés, five-star dining, inspired galleries and unique boutiques. This beautifully-finished, two-bedroom, two-bath residence balances quality construction with spacious comfort and exceptional soundproofing for true in-town serenity.

Inside, an open floor plan and high ceilings create an airy, welcoming flow from the designer kitchen to the living and dining areas. Wood-look tile runs throughout for a cohesive, low-maintenance style, while solid-core interior doors, impact glass windows and doors, and Lutron lighting elevate both quality and convenience. A private balcony extends your living space outdoors -- perfect for coffee at sunrise or a shaded evening unwind. The split plan features a generous primary suite with walk-in closet and ensuite bath, plus guest bedroom and additional full bath. An in-unit washer/dryer and assigned carport parking with electric charging station make everyday living a breeze.

Part of the Citrus Square mixed-use community, residents enjoy on-property dining from breakfast through dinner just steps from the front door. Beyond Citrus Square, downtown Sarasota delivers world-class culture and coastal lifestyle. Within minutes, walk to opera, galleries, boutiques, nightlife and the bayfront, while award-winning beaches are a short drive away.



Photos, video & 3D tour available at:
LTG.Homes/CitrusResidences207

CITRUS RESIDENCES #207

Citrus Residences

- Downtown Sarasota Rosemary District
- New urbanist mixed-use condominium inspired by European cityscapes
- 10 designer residences on the upper two levels
- Retail/professional storefronts on the first level
- Tree-lined streetscape with distinctive lamp posts
- Gated community with covered parking and low monthly fees
- EV charging station
- Solar panels on carport to power outside lights + one outlet in residence for use during power outages
- Private outdoor courtyard with fireplace



On-Property Merchants

- Boulevard Cafe
- Rosemary & Thyme Restaurant
- The Breakfast Company
- Michael Urban Hair Studio
- Italica Boutique
- Wearable Art Shop
- Pazzo on Orange

Merchants Within One Block

- Food + Beer Restaurant/Bar
- Lefty's Oyster & Seafood Bar
- Station 400 Restaurant
- Seaward Crossfit



CITRUS RESIDENCES #207

Downtown Location

- 0.4 mile to Whole Foods Market
- 0.5 mile to Sprouts Farmers Market
- 0.8 mile to Bayfront Park
- 1.1 miles to Payne Park
- 1.4 miles to Publix Supermarket
- 2.2 miles to Sarasota Memorial Hospital
- 3 miles to St. Armands Circle and Lido Beach
- 3.7 miles to SRQ International Airport

Residence Features

- Residence completed in late 2021
- 1,198 sq. ft. A/C | 1,225 sq. ft. total
- 2 bedrooms, 2 baths
- Open floorplan
- 8'10"ft. ceilings
- Casing around windows
- Solid-core doors
- Impact glass windows and doors
- Ecobee thermostat
- Lutron lights
- Assigned parking space (#207)

Foyer

- Size: 4'0" x 10'11"
- Designer wood-look porcelain tile floor
- Recessed ceiling lights



CITRUS RESIDENCES #207

Living Room

- Size: 13'11" x 14'10"
- Designer wood-look porcelain tile floor
- Plantation shutters
- French doors to balcony



Dining Room

- Size: 9'3" x 12'4"
- Designer wood-look porcelain tile floor
- Plantation shutters



Balcony

- Size: 8'3" x 3'8"
- Designer wood-look porcelain tile floor

Kitchen

- Size: 9'3" x 11'0"
- Designer wood-look porcelain tile floor
- Recessed ceiling lights
- Solid-wood cabinets with soft-close doors and drawers
- Quartz countertops
- Under-cabinet lights
- Samsung stainless steel appliances
- Slide-in range
- Side-by-side door refrigerator with in-door ice/water dispenser
- Dishwasher
- Undermount stainless steel sink with disposal



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Owner's Bedroom

- Size: 10'0" x 16'0"
- Designer wood-look porcelain tile
- Walk-in closet with wood railings

Ensuite Owner's Bath

- Size: 10'7" x 6'3"
- Designer wood-look porcelain tile
- Recessed ceiling light
- Solid-wood dual sink vanity with soft-close doors and drawers
- Quartz countertop
- Framed mirrors and vanity lights
- Walk-in shower with pebble tile floor/tile walls, toiletry shelf and frameless glass enclosure



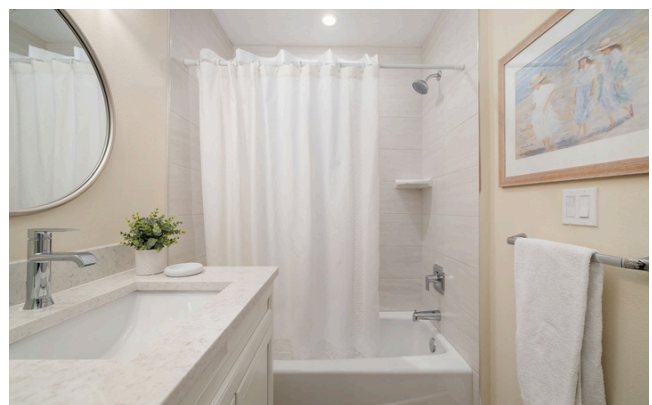
Bedroom 2

- Size: 10'0" x 10'0"
- Designer wood-look porcelain tile
- Plantation shutters
- Standard closet with wood railings



Bath 2

- Designer wood-look porcelain tile
- Single sink vanity with soft-close doors and drawers
- Quartz top
- Vanity mirror and lights
- Shower/tub with tile walls and toiletry shelf



Laundry

- Designer wood-look porcelain tile
- Samsung full-size stackable washer/dryer



DISCLAIMER: 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.