

A MODERN ORIGINAL IN OYSTER BAY LANDINGS

boating access...modern comfort...central location



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INTERNATIONAL REALTY



A MODERN ORIGINAL IN OYSTER BAY LANDINGS

boating access...modern comfort...central location

Tucked behind the gates of Oyster Bay Landings—the only gated community within Oyster Bay Estates—this one-of-a-kind 2024 Sweet Sparkman-designed residence offers exceptional privacy and boating access in a premier West of Trail location. One of just 12 homes in this intimate enclave, the property includes a deeded boat dock along a protected cove on Roberts Bay with dual water inlets leading directly out to the bay.

Set at the end of a quiet dead-end street surrounded by boatable water, the 4,042 sq. ft. residence (6,678 sq. ft. total) features clean-lined contemporary architecture, floating stairs with glass railings, an elevator to all levels, and walls of glass that fill the interiors with natural light. Premium finishes include a custom European kitchen with DOCA cabinetry and porcelain countertops, LED lighting throughout, motorized shades and a whole-house generator. Balconies on the second and third floors frame views toward Roberts Bay.

The West of Trail address places you close to the best of Sarasota. The Field Club is within walking distance, Publix is one mile away, Sarasota Memorial Hospital is only two miles north, Downtown Sarasota is about three miles, and Siesta Key Beach, with its world-famous white quartz sand, is only five miles from your door. A unique, modern, coastal home with gated privacy, waterfront access and everyday convenience in one of Sarasota's most desirable neighborhoods.

Inquire about the adjacent lot to the west, an opportunity to expand or create a private estate compound, while preserving uninterrupted waterfront views.



**Photos, video & 3D tour available at:
LTG.Homes/1401Kenilworth**

1401 KENILWORTH STREET

Location

- West of Trail in Oyster Bay Landings
- Direct access to Roberts Bay and Intracoastal Waterway
- Highly desirable location close to lifestyle amenities
- 0.8 mile to The Field Club
- 0.9 mile to Trader Joe's
- 1.0 mile to Publix in Shops at Siesta Row
- 1.1 miles to Crossings at Siesta Key with CineBistro, ALDI, shopping and dining
- 2.5 miles to Sarasota Memorial Hospital
- 4.0 miles to Downtown Sarasota
- 5.1 miles to Siesta Beach



Exterior

- Built in 2024
- 0.34-acre lot (14,818 sq. ft.)
- Boat-dock with 10,000-lbs. lift
- Additional dock for kayaks
- Permeable driveway with concrete slabs and grass in-between
- Two-car garage + 2 additional outdoor parking spaces
- Outdoor pool
- Covered lanai with outdoor kitchen
- Outdoor shower
- Micro irrigation system
- 3 A/C systems (floors 2 and 3)
- 2 mini-split A/C systems
- Tankless hot water heater
- TECO gas
- Generac whole-house generator





1401 KENILWORTH STREET

Interior

- 4,042 sq. ft. A/C | 6,678 sq. ft. total
- Elevator
- 4 bedrooms, 4.5 baths
- Engineered hardwood floors
- LED recessed ceiling lights
- Linear A/C vents
- Impact glass windows and sliding glass doors
- Lutron home automation
- All windows pre-wired for motorized shades
- Solid-core interior doors flush with walls
- Schluter trim at wall base (a modern alternative to baseboards)

FLOOR 1



Foyer

- Size: 12'0" x 13'4"
- Limestone tile floor
- LED ceiling lights
- Full-light front door
- Wall-to-wall glass wall panels

Recreation/Bonus Room

- Size: 26'11" x 20'2"
- 24x24 limestone tile floor
- Wood plank ceiling
- LED recessed ceiling lights
- Ceiling fan with light
- Daikin mini-split A/C
- Wall-to-wall glass panels
- 2 full-light doors (to front courtyard and covered lanai)
- Built-in storage/entertainment unit





Full Bath

- Limestone tile floor
- Ceiling light
- Textured tile half wall
- Floating single vanity with sink top
- Wall mirror
- Dual-flush commode
- Walk-in shower with pebble floor, tile walls, toiletry alcove, frameless glass enclosure (no door)



Stairs

- Floating stairs
- Wood treads
- Metal railing with under-bannister lighting
- Chandelier



FLOOR 2

Family Room

- Size: 11'10" x 20'7"
- Wood floor
- LED ceiling lights
- Wood plank ceiling
- Glass panel wall
- Recessed pelmets with motorized shades
- Built-in, full-wall storage/entertainment unit





1401 KENILWORTH STREET

Kitchen

- Size: 10'9" x 20'7" + 13'1" x 4'8"
- Wood floor
- Wood plank ceiling
- LED ceiling lights
- DOCA cabinetry with soft-close doors and drawers
- Cabinets have pull-out drawers
- Porcelain countertops
- Eat-in island
- Cabinet pantry
- SubZero integrated refrigerator with two freezer drawers
- 5-burner induction cooktop
- Miele double wall oven/combi-steam
- Integrated dishwasher
- Built-in microwave drawer
- Stainless oversize single-bowl sink
- Trash pull-out with inside drawer for bag storage
- Pop-up outlets in countertop
- Wall-to-wall windows over countertop
- Butler's alcove with cabinets and under-counter wine refrigerator



Living Room/Dining Room Combo

- Dining Room: 20'0" x 10'0"
- Living Room: 20'0" x 13'8"
- Wood floor
- Wood plank ceiling
- LED recessed ceiling lights
- Wall-to-wall glass panels
- Floating bookshelves with integrated lights
- Chandelier for dining room table
- Sliding glass doors to covered balcony





1401 KENILWORTH STREET

Covered Balcony

- Size: 16'2" x 23'3"
- Wood-look tile floor
- LED recessed ceiling lights
- Glass railing
- Spiral stairs to first floor lanai/pool



Powder Room

- Wood-look tile floor
- Limestone accent wall
- Designer ceiling light
- Duravit one-piece commode
- Floating vanity with vessel sink
- Smart wall mirror



Bedroom

- Size: 11'11" x 14'10"
- Wood floor
- Ceiling fan with light
- Glass panel wall
- Floating cube shelves
- Wall-mount bedside reading lights
- Built-in closet
- Motorized and non-motorized shades
- Hanging desk light



Ensuite Jack & Jill Bath

- Wood-look tile floor
- LED recessed ceiling lights
- Textured tile accent wall
- Floating single vanity
- Smart wall mirror
- Curbless walk-in-shower with wood-look tile floor, tile walls, shower head, hand-held shower spray, toiletry shelf, frameless glass enclosure with rolling bypass door
- Duravit one-piece commode





Bedroom 2

- Size: 12'3" x 13'8"
- Wood floor
- Ceiling fan with light
- Hanging desk light
- Floating cube shelves
- Wall-mount bedside reading lights
- Built-in closet
- Motorized shades



FLOOR 3

Primary Bedroom

- Size: 22'8" x 11'9"
- Wood floor
- LED ceiling lights
- Wood plank accent wall
- Wall-mount bedside reading lights
- Pendant bedside lights
- Floating cabinets and shelves
- Motorized black-out shades
- Walk-in closet with wardrobe organizers



Sitting Room/Office

- Size: 22'8" x 12'10"
- Wood floor
- LED ceiling lights
- Ceiling fan with light
- Built-in cube shelves
- Motorized linen shades
- Sliding glass doors to covered balcony





1401 KENILWORTH STREET

Covered Balcony

- Size: 22'6" x 8'5"
- Composite decking
- LED recessed ceiling lights
- Glass railing
- Bay view



Primary Bath

- Size: 17'5" x 11'2"
- Tile floor
- LED recessed ceiling lights
- Floating double vanity with quartz countertop and 2 semi-recessed vessel sinks
- 2 smart wall mirrors
- Tile accent wall
- Free-standing bathtub with waterfall filler and toiletry alcove
- Large curbless walk-in shower with tile floor/walls, wall-to-wall bench seat, ceiling rain shower, hand-held shower spray, frameless glass enclosure (no door) and controls at entry
- Commode alcove with frameless privacy glass partition
- Duravit one-piece commode



Laundry

- Size: 12'1" x 6'9"
- Wood-look tile floor
- Ceiling lights
- Lower and upper cabinets with pull-outs and folding counter
- LG ThinQ stacked front-load washer and dryer
- Under-counter refrigerator





1401 KENILWORTH STREET

Guest Suite Bedroom

- Size: 14'4" x 12'3"
- Wood floor
- Ceiling fan with light
- Motorized shades
- Wall-mount bedside reading lights
- Built-in closet



Ensuite Bath

- Wood-look tile floor
- LED recessed ceiling lights
- Textured tile accent wall
- Floating single vanity
- Smart wall mirror
- Curbless walk-in-shower with wood-look tile floor, tile walls, shower head, hand-held shower spray, toiletry shelf, frameless glass enclosure with rolling bypass door
- Duravit one-piece commode



GROUND FLOOR EXTERIOR

2-Car Garage

- Size: 25'1" x 22'4"
- Epoxy-coated floor
- Double garage door
- Built-in storage with workbench
- Storage closet



Storage Room

- Epoxy-coated floor
- Generous shelving
- Connections for washer and dryer





1401 KENILWORTH STREET

Covered Lanai

- Size: 23'10" x 15'0"
- Concrete floor
- Wood plank ceiling
- LED recessed ceiling lights
- Outdoor kitchen with granite countertop
- Infrared gas grill
- 4-burner cooktop
- Stainless sink
- Spiral stairs to 2nd floor balcony



Pool

- Size: 9'2" x 31'8"
- PebbleTec surface
- Feature wall with waterfall
- Outdoor shower



Dock

- Composite decking
- Electric
- New 10,000-lbs. boat lift (2025)
- Access to water spigot (a couple of boat slips away)







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.