

WEST OF TRAIL LIFESTYLE IN GRANADA PARK

the essence of Sarasota's relaxed sophistication



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INTERNATIONAL REALTY

WEST OF TRAIL LIFESTYLE IN GRANADA PARK

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Located between North Siesta Key and Oyster Bay, this coastal craftsman contemporary residence offers the leisure of a maintenance-free lifestyle in a highly-desirable location. Walk/bike to nearby shopping and dining, or just a quick drive to Siesta Key Beach or Downtown Sarasota. Positioned across from the community pool, the home offers easy-care landscaping complemented by a charming herb garden. Built of solid concrete block construction for lasting durability, recent improvements include new UV purification in A/C units, a new roof, and fresh exterior paint.

The well-designed floorplan offers four bedrooms and three baths, with a flowing open layout that connects the great room, dining area and kitchen beneath high ceilings filled with natural light. A private guest suite above the garage provides flexible space for multi-generational living, a studio or fitness retreat. Throughout the home, refined details like solid-wood cabinetry, deep-trimmed windows and fine millwork—reflect craftsmanship and quality. The great room impresses with a two-story ceiling and fireplace, while the kitchen showcases shaker cabinetry, quartz countertops, a center island, stainless-steel appliances and a walk-in pantry.

Living in Granada Park provides the ease of a lock-and-go lifestyle in a gated, established neighborhood. This pleasant haven is conveniently located just .3 mile from Publix, .5 mile to CineBistro, 1.3 mile to Southside Village, 2 miles to Sarasota Memorial Hospital, 2.6 miles to Downtown Sarasota and 5 miles to Siesta Key Beach. It's the best of Sarasota living, wrapped in a maintenance-free, West of Trail lifestyle.



Photos, video & 3D tour available at:
LTG.Homes/1775StapletonStreet

1775 STAPLETON STREET

Location

- West of Trail in Granada Park
 - Gated community
 - Pool and cabana
- 0.3 mile to Shops at Siesta Row with Publix
- 0.6 mile to Crossings at Siesta Key
- 1.6 mile to Southside Village
- 1.7 miles to Southside Village and Sarasota Memorial Hospital
- 2.7 miles Bayfront Park
- 4.6 miles to Siesta Beach
- 6.1 miles to Lido Beach

Exterior

- 0.12 acre corner lot (5,317 sq. ft.)
- Landscaped
- Irrigation system
- Newly painted porches (2025)
- Resealed driveway and sidewalk (2025)
- Roof replaced (2024)
- Newly painted (2024)
- Newly installed 2nd story shutters (2024)
- Epoxy slip resistant garage floor (2023)



1775 STAPLETON STREET

Interior

- 2,853 sq. ft. A/C | 3,807 sq. ft. total
- Built in 2007
- 5 bedrooms | 4 bathrooms
- High ceilings
- Replaced UV lights in A/C units (2025)
- New LVP flooring in Primary Bedroom (2025)
- Primary bathroom remodeled (2020)
- Casings around doors and windows
- Plantation shutters

Covered Front Porch

- Size: 5'4" x 10'10"
- Painted concrete floor
- Decorative columns and railings
- Painted wood-slat ceiling
- Light fixtures
- Wrap-around to side porch

FIRST FLOOR

2-Story Foyer

- Size: 6'2" x 4'0"
- Ceiling height: 19'3"
- Tile floor
- Crown molding
- Clerestory windows
- Full-light front door with side-light window



2-Story Living Room

- Size: 15'9" x 17'3"
- Ceiling height: 19'3"
- Tile floor
- Crown molding
- Clerestory windows
- Electric fireplace with stone surround and mantel
- Under-stairs storage closet



Dining Room

- Size: 10'7" x 9'6"
- Tile floor
- Coffered ceiling
- Wainscoting wall panels
- Chandelier
- Wall sconces
- French doors to side porch



Kitchen

- Size: 11'10" x 13'1"
- Tile floor with pebbled accent tile
- Recessed ceiling lights
- Two-toned solid-wood cabinets with soft close doors and drawers
- Under-cabinet lights
- Open shelving
- Quartz countertops and tile backsplash
- Eat-in center island
 - Quartz counter
 - Under-counter cabinets
 - Chandelier



- Stainless steel appliances
 - LG French-door refrigerator with bottom freezer and in-door water/ice dispenser
 - LG slide-in range
 - LG over-range microwave
 - Bosch dishwasher
- Cabinet pantry
- Oversized single stainless steel sink with pull-out faucet and disposal



Primary Bedroom

- Size: 15'11" x 13'9"
- Luxury vinyl plank floor
- Ceiling fan with light
- 2 walk-in closets
- Glass sliders to covered lanai



Ensuite Bath

- Size: 13'1" x 8'7"
- Tile floor
- Recessed ceiling lights
- Solid wood split vanities with soft-close doors and drawers
- Quartz countertops
- Framed mirrors and vanity lights
- In-cabinet linen closet
- Water closet
- Walk-in shower with pebble tile floor, tile walls, grab bars, toiletry alcove, fixed shower head with hand-held sprayer and frameless glass enclosure



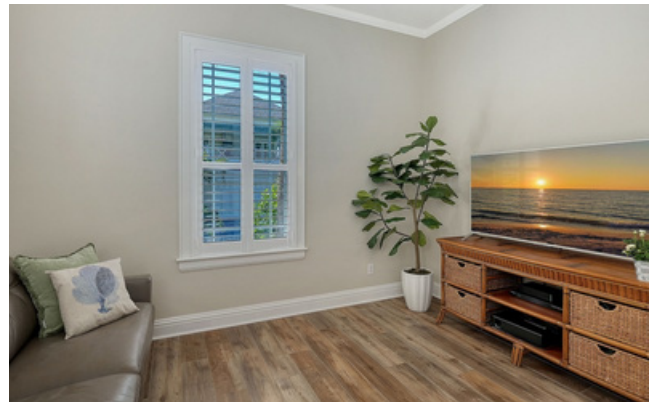
Guest Bedroom

- Size: 13'1" x 8'7"
- Luxury vinyl plank floor
- Ceiling fan w/light
- Crown molding
- Standard closet



Guest Bath

- Tile floor
- Single sink vanity with vanity mirror and light fixture
- Walk-in shower with tile floor/walls



Laundry Room

- Size: 8'10" x 5'0"
- Tile floor
- Upper cabinets
- Stainless steel utility sink
- Quartz countertop
- LG front load washer and dryer on pedestals



SECOND FLOOR

Linen closet in hallway

Office

- Size: 9'10" x 9'11"
- Luxury vinyl plank floor
- Ceiling fan with light
- French door entry



Bedroom 3

- Size: 11'10" x 12'4"
- Luxury vinyl plank floor
- Ceiling fan with light
- Standard closet



Bedroom 4

- Size: 11'10" x 12'4"
- Luxury vinyl plank floor
- Ceiling fan with light
- Standard closet



Jack-In-Jill Bathroom

- Luxury vinyl plank floor
- Recessed ceiling lights
- Dual sink vanity with quartz countertop
- Wall-to-wall mirror with vanity lights
- Storage cabinet
- Bathtub/shower with tile walls, glass toiletry shelf and fixed shower head with hand-held sprayer



Over-Garage Living

- Size: 20'0" x 18'8"
- Luxury vinyl plank floor
- Ceiling fan w/light
- Walk-in closet
- French doors to balcony



Ensuite Bathroom

- Tile floor
- Single sink vanity with framed mirror and vanity lights
- Walk-in shower with tile floor and tile walls



Exterior

2-Car Garage

- Size: 20'0" x 18'8"
- Epoxy floor

Side Porch

- Size: 5'10" x 37'0"
- Painted concrete floor
- Decorative columns and railings
- Painted wood-slat ceiling
- Light fixtures
- Access to dining room
- Wraps around to front porch





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.