

FULL GULF-FRONT LIVING ON LIDO BEACH

blue skies...white-sand beach...year-round sunshine



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Blue skies, white-sand beach, turquoise water and year-round sunshine. This is Florida island living with the Gulf of Mexico as your daily view. Set on south Lido Key between the Gulf and Sarasota Bay, this waterfront residence sits on a prime piece of waterfront. Lido Beach is your back yard. Just a quarter mile south is South Lido Key Park and Ted Sperling Park with outdoor activities like birding, fishing and kayaking through mangrove tunnels. One mile north is world-renowned St. Armand's Circle with posh boutiques, restaurants and nightlife.

Inside, the light-filled, full Gulf-front layout includes two bedrooms with ensuite baths, a bonus room, and an open great room, dining room and kitchen. Thoughtful upgrades elevate the space, including solid-wood cabinetry, quartz countertops, impact glass windows and doors, in-unit washer/dryer, and remodeled kitchen and baths. This serene coastal residence presents with a fresh, move-in-ready feel.

Newly-remodeled community amenities include a welcoming lobby, Gulf-view fitness room, and a social room with kitchen, along with shower/saunas and bike storage. Outdoors, the beachside pool and expansive deck make it easy to spend the day in the sun with the Gulf as your backdrop.

This is the kind of place that makes you say, "Yes—this is it." Beach in the morning. Pool in the afternoon. St. Armands for dinner. Downtown Sarasota over the Ringling Bridge whenever you want more variety with its markets, galleries, restaurants and shows. The free Sarasota Bay Runner trolley takes you from south Lido to Downtown Sarasota with multiple stops along the way. Live here, and your days start and end with the beach.



**Photos, video & 3D tour available at:
[LTG.Homes/KeyTowers9C](https://www.LTG.Homes/KeyTowers9C)**

1750 BENJAMIN FRANKLIN DRIVE #9C

Key Towers South

- Direct beach-front condominium
- 87 residential units | 13 stories
- Secured lobby access and full-time staff
- 2025 Remodels
 - Lobby
 - Social room with kitchen
 - Fitness center
 - Business center and library
 - Men and women's bathrooms and sauna
 - Heated beach-front pool and pool deck
- Bicycle racks
- Elevators
- Assigned carport parking



Location

- Walk to Ritz-Carlton and Lido Beach Resort beach bars
- Walk to Ted Sperling Park and South Lido Beach Park
- 1 mile to S. Armand's Circle
- 4 miles to Downtown Sarasota
- Free Sarasota Bay Runner trolley with multiple stops from South Lido to Downtown Sarasota



Residential Features

- 1,364 sq. ft. A/C | 1,491 sq. ft. total
- Ceiling height: 7'10"
- 2 bedrooms | 2 bathrooms
- Impact windows and doors
- Remodeled (2017)



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- Hot water heater (2020)
- Washer/Dryer in unit
- Ecobee thermostat
- Assigned carport #32

Foyer

- Size: 11'4" x 5'1"
- Ceramic tile floor
- Recessed ceiling lights
- Built-in seat bench at entry
- Coat closet



Dining Room

- Size: 14'8" x 12'0"
- Ceramic tile floor
- Chandelier



Living Room

- Size: 14'8" x 12'10"
- Ceramic tile floor
- Window shades
- Glass sliders to covered balcony



Kitchen

- Size: 8'0" x 20'3"
- Ceramic tile floor
- Recessed ceiling lights
- Ceiling fan
- Solid wood cabinets with soft close doors and drawers
- Quartz countertop and tile backsplash
- Under-cabinet lighting
- Cabinet pantry
- Exit doorway to main hallway



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- Stainless steel appliances
 - GE French-door refrigerator with water/ice dispenser
 - GE electric range with convection oven
 - GE over-range microwave
 - Bosch dishwasher
 - Beverage refrigerator
- Eat-in kitchen counter
- Stainless steel double bowl sink with disposal



Office

- Size: 5'2" x 8'0"
- Ceramic tile floor
- Recessed ceiling lights



Primary Bedroom

- Size: 12'0" x 16'5"
- Ceramic tile floor
- Ceiling fan with light
- Walk-in closet
- Glass sliders to covered balcony



En Suite Bathroom

- Size: 11'9" x 11'5"
- Ceramic tile floor
- Dual sink vanity with solid wood cabinets
- Quart countertop
- Decorative framed mirrors with vanity lights
- Linen cabinet and linen closet



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- Walk-in shower with tile floor/walls, toiletry shelf, grab bars, adjustable shower spray and frameless glass enclosure

Guest Bedroom

- Size: 11'0" x 15'5"
- Ceramic tile floor
- Ceiling fan with light
- Walk-in closet and bonus storage closet
- Laundry closet
 - Bosch stacked front-load washer and dryer

Guest Bathroom

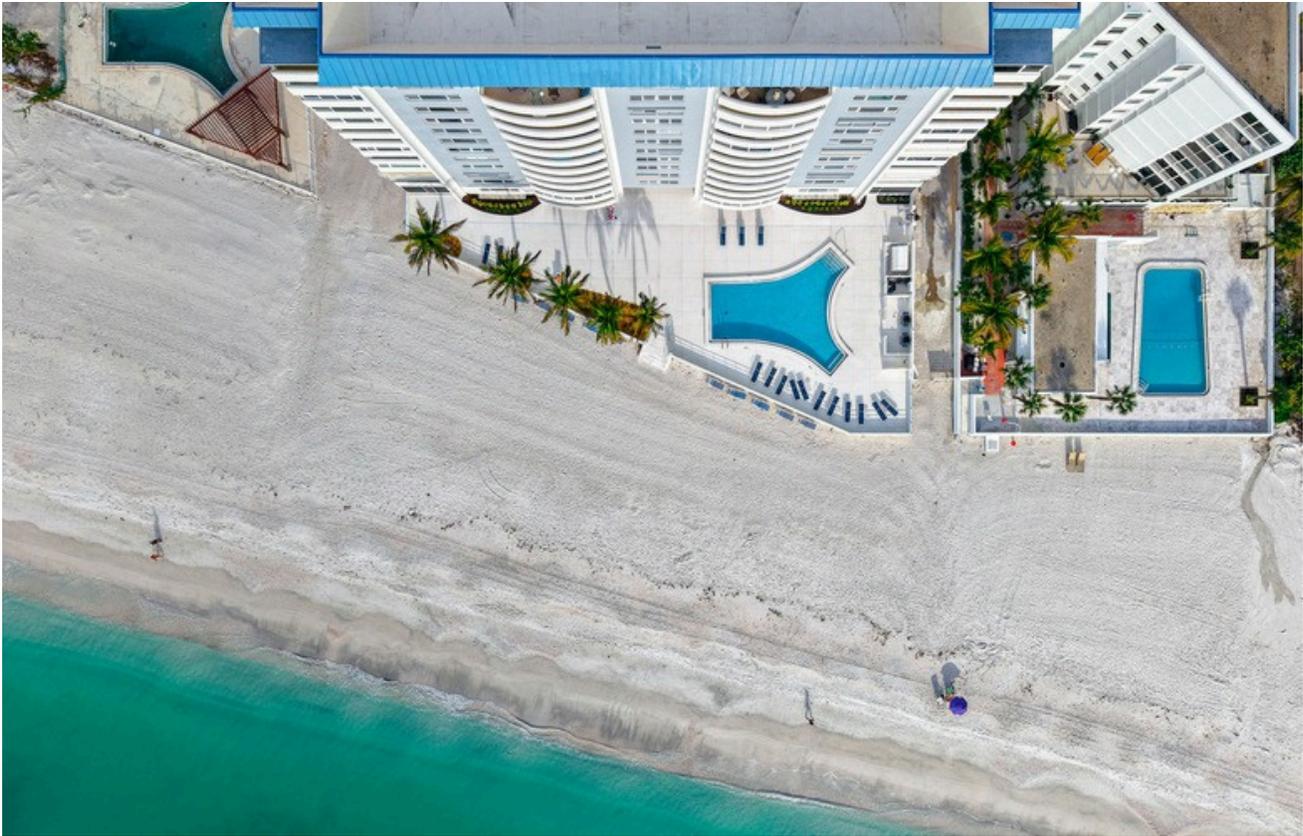
- Ceramic tile floor
- Single sink vanity with solid wood cabinets
- Quartz countertop
- Framed mirror with vanity lights
- Walk-in shower with tile floor/walls, toiletry alcove, grab bars, adjustable shower spray and frameless glass enclosure

Covered Balcony

- Size: 22'5" x 6'2"
- Ceramic tile floor
- Light fixtures
- Full view of the Gulf



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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.