

GULF-FRONT LIVING ON LIDO BEACH

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



GULF-FRONT LIVING ON LIDO BEACH

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

Live each day surrounded by blue skies, turquoise Gulf waters and Sarasota's celebrated sunsets. Tucked at the south end of Lido Key, this beautifully remodeled residence offers a relaxed beachfront setting just moments from St. Armands Circle and Downtown Sarasota.

The open floor plan is bright and welcoming, with contemporary finishes and a layout designed to make the most of the natural light. The remodeled kitchen features sleek white cabinetry, quartz countertops and a clean, coastal-modern style. The spacious bedroom opens to the covered balcony, and includes a walk-in closet and en-suite bath, creating a comfortable private retreat.

Gulf views from the balcony bring added beauty to daily living and enduring appeal to this beachside home. Climate-controlled storage and one covered parking space add convenience.

Lido Beach Club is a professionally-managed building Lido Beach Club is a professionally managed community with amenities that enhance the beachfront experience, including a heated pool with tiki seating areas, gated beach access, serenity garden, fitness room and social room for private gatherings.

Excellent location with the beach at your back yard, South Lido Park nature preserve across the road, the Ritz Tiki Beach Bar next door, one mile to world-famous St. Armands Circle, and only four miles to Downtown Sarasota. Ride the complimentary Lido Shuttle to and from St. Armands Circle, or the Sarasota Bay Runner trolley to downtown destinations. Life is good at the beach!



**Photos, video & 3D tour available at:
[LTG.Homes/LidoBeachClub305](https://www.LTG.Homes/LidoBeachClub305)**

1212 BENJAMIN FRANKLIN DRIVE #305

Lido Beach Club

- Beach-front condominium
- 106 residential units | 13 stories
- Secured lobby access
- Community library
- Fitness gym
- Men and women's bathrooms
- Heated beach-front pool
- Outdoor grill
- Fire pit lounge area
- Serenity Garden
- Kayak/paddleboard racks
- Storage room for beach gear
- Washer/dryer on each floor
- Assigned carport parking and guest parking

Location

- Walk to Tiki Bar at the Ritz-Carlton
- Walk to the new Drift Kitchen and Bar at Lido Beach Resort
- 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

- 1,116 sq. ft. A/C | 1,316 sq. ft. total
- 1 bedroom | 1 bathroom
- Impact windows and sliders
- Remodeled
- Newer AC (2022)
- Assigned storage unit
- Assigned carport



1212 BENJAMIN FRANKLIN DRIVE #305

Foyer

- Size: 4'4" x 8'6"
- Ceramic tile floor
- Keyless entry door
- Coat closet
- Utility storage closet



Dining Room

- Size: 6'0" x 9'0"
- Ceramic tile floor
- Chandelier
- Built-in buffet



Living Room

- Size: 9'6" x 13'0"
- Ceramic tile floor
- Media wall with electric fireplace
- Impact glass sliders to covered balcony



Kitchen

- Size: 9'2" x 9'2"
- Ceramic tile floor
- Recessed ceiling lights
- Tray ceiling with up-lighting
- Quartz countertop and tile backsplash
- Stainless steel appliances
 - KitchenAid refrigerator with bottom freezer
 - Bosch slide-in range with convection oven
 - Bosch over-range microwave
 - Bosch dishwasher
 - Monogram wine refrigerator
- Apron-front stainless steel single bowl sink with disposal and water filtration



Primary Bedroom

- Size: 14'10" x 14'10"
- Engineered hardwood floor
- Built-in desk station
- Walk-in closet with custom wardrobe organizer and built-in jewelry safe
- Impact glass sliders to covered balcony



En Suite Bathroom

- Size: 6'2" x 12'7"
- Ceramic tile floor
- Quart countertop with single vessel sink
- Wall-to-wall mirrors with vanity lights
- Linen closet
- Water closet
- Walk-in shower with tile floor/walls, toiletry alcove, controls at entrance, rain showerhead with handheld body sprayer and frameless glass ½ wall enclosure

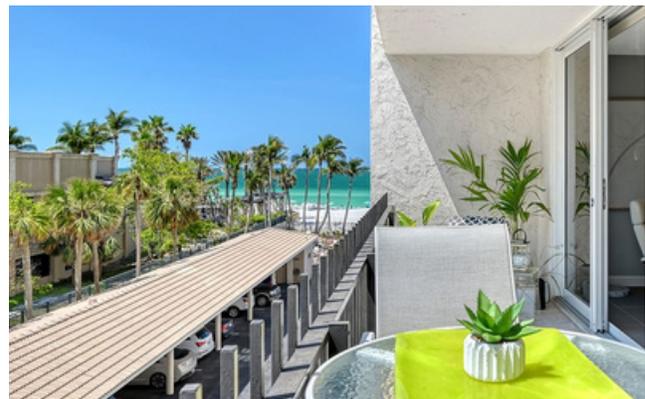


Bedroom Hallway

- Linen closet with shelves and drawers

Covered Balcony

- Size: 5'3" x 30'11"
- Tile floor
- Gulf views



1212 BENJAMIN FRANKLIN DRIVE #305



1212 BENJAMIN FRANKLIN DRIVE #305



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.