

# SANCTUARY IN THE CITY

*West of Trail in Historic McClellan Park*



LISTING AGENT

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INTERNATIONAL REALTY

# SANCTUARY IN THE CITY

## *West of Trail in Historic McClellan Park*

If you've been searching for a true Sarasota West of Trail oasis—quiet, private, walkable, and beautifully updated, this McClellan Park residence brings together the features discerning West of Trail buyers value most: a large .34-acre lot, a fully renovated home with a 2024 addition, a detached guest house, a heated saltwater pool, and energy independence...all on a private dead-end street minutes from the best of Sarasota.

Originally built with timeless character, this in-city sanctuary has undergone a comprehensive back-to-studs renovation and is up to current Florida building code, with an official effective build date of 2013. A classic foundation, refined with modern upgrades and standards.

The main home spans 3,100 square feet with three bedrooms and three baths, fully customized with all the details valued by today's buyers. Bonus rooms include an office/den, plus a sitting room in the primary suite. The striking 2024 addition, designed by Jimmy Thornton, features an open-concept great room, dining and kitchen with zero-corner, fully pocketing sliding glass doors, a dramatic architectural detail that opens the living space completely to the pool and outdoor areas.

The kitchen is a true showpiece. It features high ceiling, super-organized European cabinetry with illuminated interiors, high-profile quartz and marble countertops, a glass window backsplash, and clerestory windows. Custom walnut open shelving add artistic flair. Appliance garages, interior drawers, workstation sink with two faucets, and oversize eat-in island add high-end functionality.

The outdoors is incredibly lush and functional for an in-town location. Outdoor living rooms, fruit trees, trellises, native flowers, and an expansive food garden...plus a tree house for charm and fun. A heated saltwater pool anchors the backyard, while the detached guest house adds flexibility for recreation, home office, studio or guests.

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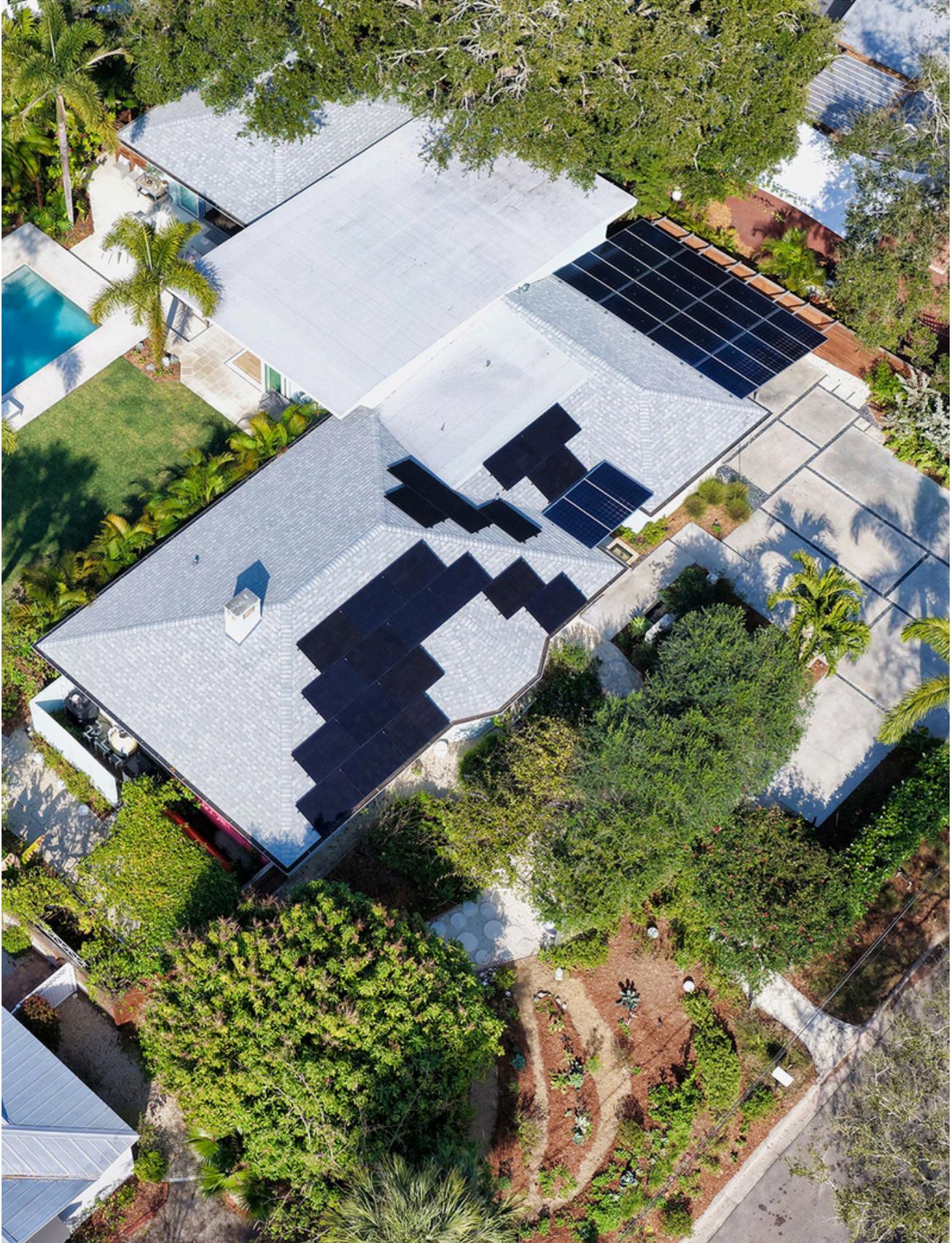
Energy independence is a standout advantage with a roof solar system, two-car solar carport, and backup batteries. It's a home that powers itself confidently and efficiently.

Location is a major benefit here, and one you'll appreciate every day. From this quiet McClellan Park street, you can walk to Southside School (or the Pine View bus stop), reach Southside Village in 0.5 mile, and be at Sarasota Memorial Hospital in 1.0 mile. Everyday convenience continues just beyond the neighborhood with shopping centers, restaurants, Downtown Sarasota and Gulf beaches all within five miles. And for buyers who love being on the water, you can roll your kayaks to the bay. There's a convenient put-in at the end of the street.

McClellan park homes like this one are few and far between. Quiet street, large lot, guest house and a full renovation already done. If you want Sarasota West of Trail without compromise, this is your moment. Feature sheet with full details available.



**Photos, video & 3D tour available at:**  
**[LTG.Homes/1731CunliffLane](https://www.LTG.Homes/1731CunliffLane)**



# 1731 CUNLIFF LANE

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## LOCATION

- West of Trail in historic McClellan Park neighborhood
- Quiet, private, dead end street
- Convenient location with easy access to Sarasota amenities:
  - 2 blocks to Pine View bus stop
  - 0.4 mile to Southside School
  - 0.5 mile to Southside Village
  - 1.0 mile to Sarasota Memorial Hospital
  - 1.2 mile to Crossings at Siesta Key Shopping Center including CineBistro, Connors Steak & Seafood, LA Fitness and more
  - 1.5 miles to Downtown Sarasota
  - 5.0 miles to either Siesta Beach or Lido Beach



## EXTERIOR

- 0.34 acre lot
- 2-car solar carport with EV charger
- Fully fenced back yard
- Swimming pool
- Detached guest house
- Tree house
- Outdoor shower
- Privacy landscape in back yard
- Edible landscape in front yard with coral stepping stone walkways
- Fruit trees
- Gutters with rain chain "downspouts"
- Privacy wall at entry with water feature
- Tabby concrete accent wall
- Oversize concrete slabs on driveway with Mexican pebble stone insets
- Well for irrigation



# 1731 CUNLIFF LANE

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## CONVENIENCE

- Back-to-studs renovation and contemporary addition completed in 2025 to current Florida Building Code standards
- Fully solar powered with backup battery system
- Spray foam insulation throughout
- Impact glass (except bedroom 3, bath 2, front door and guest house)
- 3-ton AC unit + 2 mini split ACs
- 3 outdoor cameras: front door, back door and pool



## INTERIOR

- 3,104 sq. ft. A/C | 3,776 sq. ft. total
- French oak engineered hardwood floors
- Primary suite with sitting room
- Large kitchen with well-planned European cabinetry
- 3-panel shaker interior doors
- Automated shades throughout



## ENTRY

- Size: 11'11" x 7'4"
- Concrete slab floor
- Solar panel canopy
- Limestone privacy wall
- Water feature
- Glass panel entry door framed by coral stone accent wall
- In-wall sidelights with operable bottom windows
- Keyless entry
- Smart doorbell with camera



# 1731 CUNLIFF LANE

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## FOYER

- Size: 11'8" x 18'9"
- Wood floor
- Recessed ceiling lights
- Linear sconces



## GREAT ROOM

- Size: 19'4" x 15'4"
- Wood floor
- Ceiling outlet for fan/light
- 2 artwork wall sconces
- Clerestory windows
- In/out pet door
- Linear electric fireplace with limestone accent wall
- Zero-corner pocket sliding glass doors
- Mini-split AC



## DINING ROOM

- Size: 17'4" x 8'8"
- Wood floor
- Chandelier
- Recessed ceiling lights
- Full-light door to breezeway



## KITCHEN

- Size: 19'5" x 11'9"
- Wood floor
- Recessed ceiling lights
- Clerestory windows
- Window backsplash
- Dry bar:
  - Thor under-counter beverage/wine refrigerator
  - Brushed brass bottle display shelves





## 1731 CUNLIFF LANE

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- European cabinetry:
  - Soft-close doors and drawers
  - Automatic interior lighting
  - Upper and under-cabinet lights
  - Integrated interior drawers
- High-profile quartz countertops
- Custom stained walnut open shelves
- Small appliance garage
- Microwave/toaster garage
- Eat-in island with marble countertop
- Appliances:
  - GE Monogram gloss white side-by-side refrigerator/freezer with indoor water/ice dispenser
  - 2 GE Monogram refrigerator drawers
  - KitchenAid 5-burner induction cooktop
  - Zephyr downdraft range hood
  - KitchenAid gloss white dishwasher
  - Thermador double-wall oven with steam, air fry, dehydrate, WiFi and reheat functions
- Ruvati workstation sink:
  - 2 pull-out faucets
  - Built-in cutting boards and accessories
  - Soap dispenser
- ¾ HP Insinkerator commercial garbage disposal
- Atla under-sink water purification
- In-cabinet trash/recycle
- Cabinet pantry with pull-out drawers
- Cleaning supply cabinet



# 1731 CUNLIFF LANE

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## PRIMARY SUITE SITTING ROOM

- Size: 10'6" x 10'3"
- Wood floor
- Recessed ceiling lights
- Bay window
- Storage closet



## PRIMARY BEDROOM

- Size: 19'7" x 13'10"
- Wood floor
- Recessed ceiling lights
- Ceiling fan
- Wood-burning fireplace with limestone tile surround and live-edge wood mantel



## ENSUITE PRIMARY BATH

- Size: 13'1" x 12'9"
- Porcelain tile floor and accent wall
- Recessed ceiling lights
- Split floating vanities with honed quartz countertops, oblong half-vessel sinks and smart vanity mirrors
- Her vanity has a pull-out magnifying mirror and grooming area
- Freestanding bathtub
- Curbless walk-in shower with tile floor/walls, ceiling rain shower, wall shower, adjustable body spray, toiletry alcove and frameless glass enclosure
- One-piece dual-flush commode
- Linen cabinet



## WALK-IN CLOSET

- Wardrobe organizing system
- Built-in jewelry organizer

## BONUS ROOM/OFFICE/STUDIO

- Size: 10'4" x 9'5"
- Wood floor
- Recessed ceiling lights
- Mini corner sink



## BEDROOM 2

- Size: 16'0" x 13'3"
- Wood floor
- Recessed ceiling lights
- Ceiling fan
- Built-in closet
- Barn door with vertical shelves to ensuite bath



## ENSUITE BATH 2

- Porcelain tile floor
- Recessed ceiling lights
- Ceiling light
- Floating single vanity
- Vessel sink
- Smart mirror/medicine cabinet
- Double-globe wall sconce
- Curbless shower with tile floor/walls, wall rain shower, adjustable body spray, 2 toiletry alcoves and frameless glass partition
- One-piece dual-flush commode



## BEDROOM 3

- Size: 12'4" x 9'10"
- Wood-look laminate floor
- Recessed ceiling lights
- Ceiling fan
- Clerestory windows
- Built-in desk
- Standard closet with mirror doors
- Built-in jewelry cabinet with mirror door



## BATH 3

- Textured linen tile floor
- Floating dual vanity with concrete countertop
- Vessel sinks
- Wall mirror
- Linear vanity light
- Step-in shower with tile floor/walls, wall rain shower, adjustable body spray, toiletry alcove, controls at entry and frameless glass partition
- One-piece dual-flush commode



## LAUNDRY

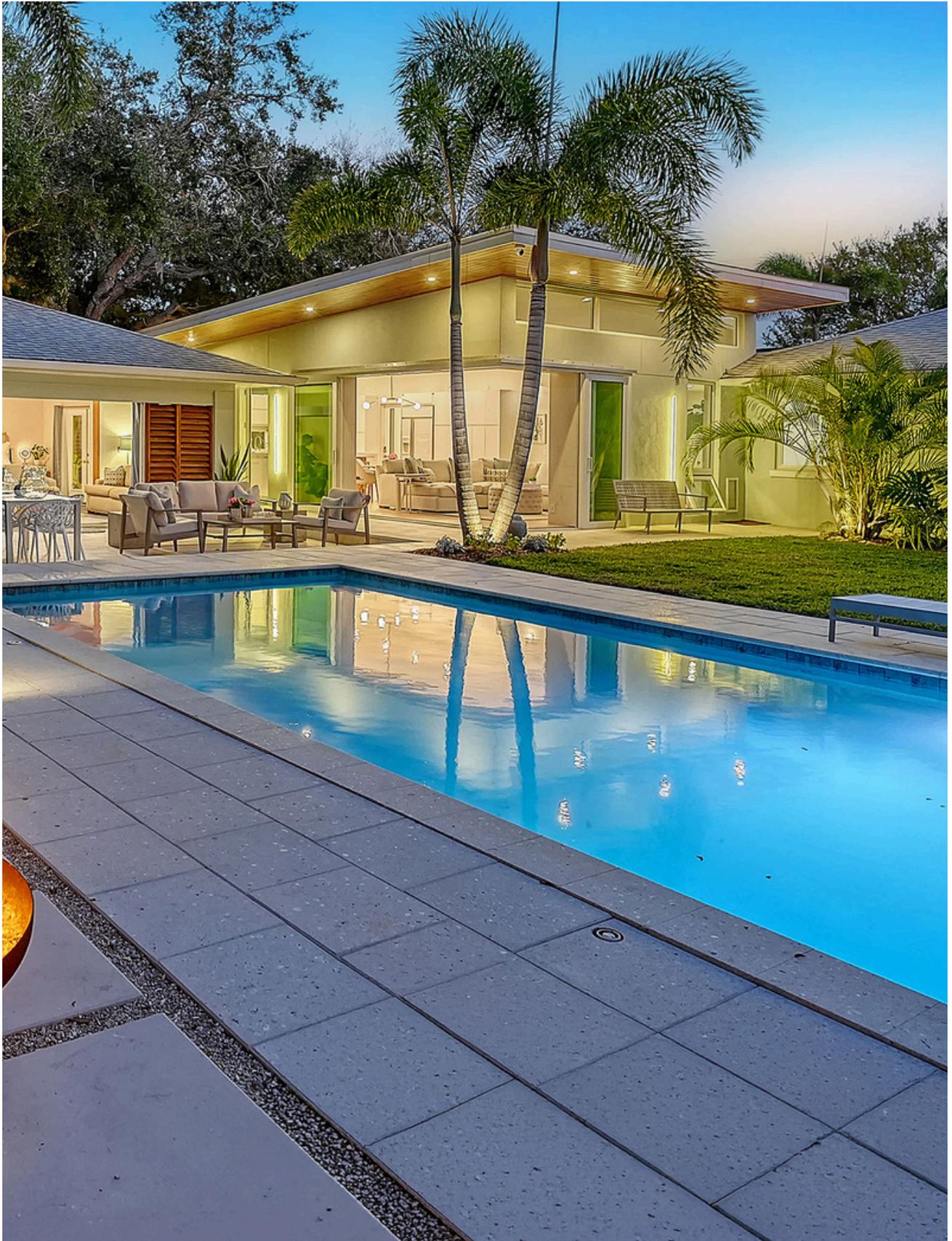
- Patterned tile floor
- Recessed ceiling lights
- Floor-to-ceiling storage cabinets
- Upper and lower cabinets with marble countertop and tile backsplash
- Washboard utility sink
- DryAway pull-out drying racks
- GE stacked front-loading washer and dryer



## GUEST HOUSE

- Size: 22'7" x 20'6"
- Concrete floor
- Wood panel ceiling
- Ceiling track lights
- Full-light French doors to breezeway
- Sliding glass doors to pool
- Mini-split AC
- Utility sink with hand-painted tile backsplash
- Magic Chef retro mini refrigerator
- Hand-made wood counter with bottom shelf
- Louvered door to bath with water closet and shower room





# 1731 CUNLIFF LANE

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## BREEZEWAY

- Covered with overlapping eaves
- Eaves of main house:
  - Finished with stained and sealed wood planks
  - Halo recessed ceiling lights



## SWIMMING POOL

- Size: 29'4" x 14'0"
- Shellstone paver pool deck
- Outdoor shower on exterior wall of guest house



## PATIO

- Large patio between house and guest house
- Lounge patio by pool



## 2013 IMPROVEMENTS

- Re-plumbed whole house
- Re-wired whole house
- New AC system and all new ducts
- New flooring
- New lighting
- New electrical panel
- Solar electrical-PV 6.6kW
- Solar hot water system
- Spray foam insulation
- First kitchen
- Flooring
- 2 New bathrooms
- New drainage to street-3 clean outs
- New water supply from street
- Buried FPL supply power line

## 2017-2021 IMPROVEMENTS

- Detached garage renovated into a guest house (2016)
- Tree house with power (2015)
- Pool with salt system (2017)
- Re-landscaped back yard (2017)
- Electric pool heater (2019)
- Solar carport (2021)
- New driveway (2021)
- Exterior landscaping + hardscaping (2021)
- Food garden and food trees
- Irrigation system (2017)
- Landscape lighting system (2021)
- New well pump (2021)
- Electric car charge sub panel with charging locations (2021)
- Stuccoed exterior and soffits (2019)
- Impact windows (2019)
- Painted house

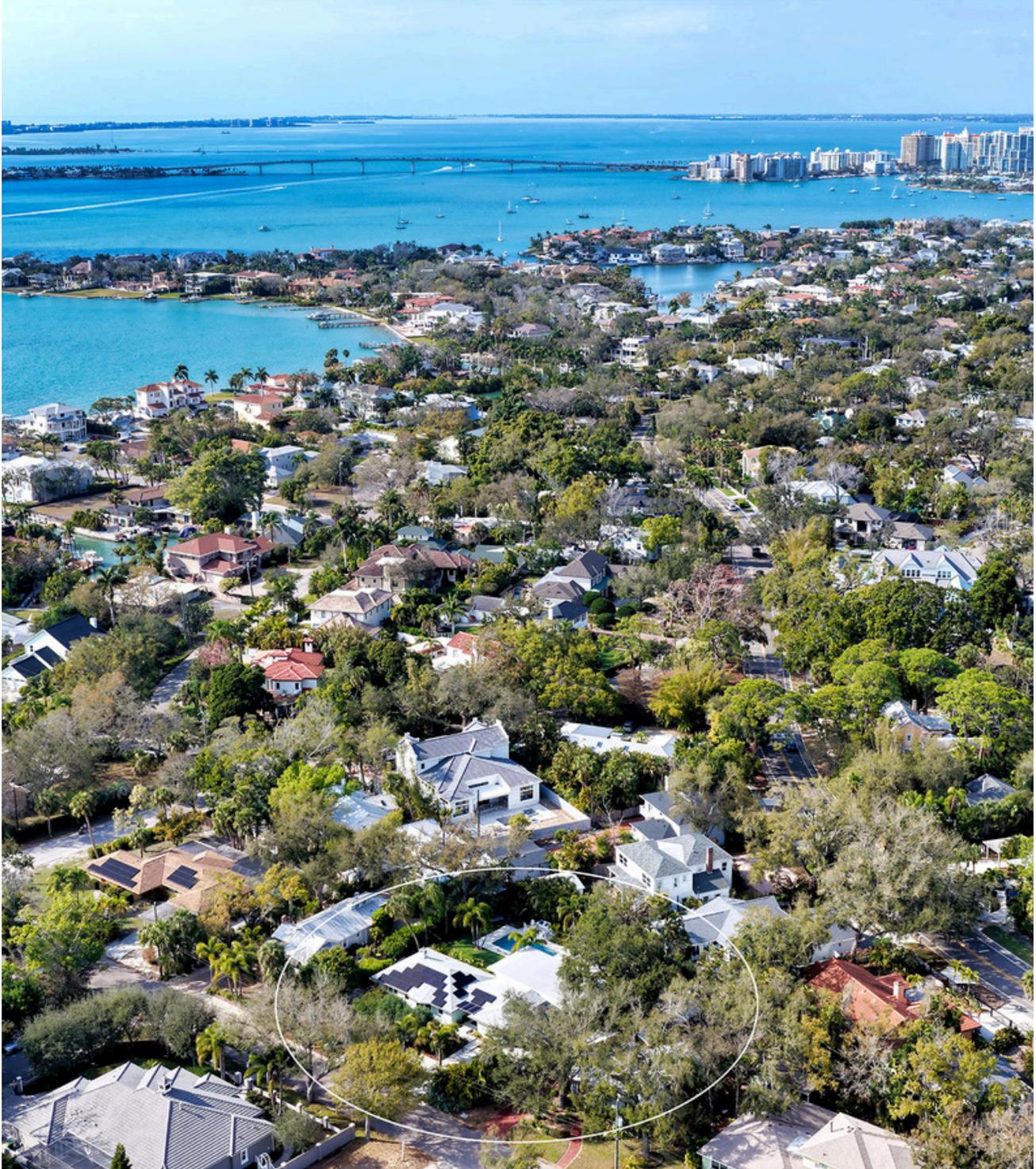
## 2023-2026 IMPROVEMENTS

- Renovated the tree house with new roof and staining (2023)
- New addition (2024):
  - Approx. 800 sq. ft.
  - Kitchen/living/dining
- New gutters (2024)
- New solar power and battery system (2024)
- Replaced solar system on existing house when re-roofed (2023)
- 18kW backup battery provides power to:
  - Main house fridge/freezer, comms outlets
  - ADU A/C, fridge, outlets, fans
- XV20i TruComfort™ Variable Speed Air Conditioner (2024)
- Raised entry roof area (2024)
- New laundry room (2024)
- New hot water tank (2024)
- New roof on whole house and ADU (2024)
- Complete back-to-studs renovation of original house (2025-2026)
  - 2 new bathrooms
  - New oak engineered wood floor



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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.