

WHITFIELD ESTATES ON BOAT BASIN WITH BAY ACCESS

large lot...sailboat water...two boat lifts...proven rental history



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Set on a large waterfront homesite in the North Isles neighborhood of Whitfield Estates, this property offers the kind of Florida lifestyle buyers actively seek—sailboat water basin, boat dock, two remote-control boat lifts, quick access to Sarasota Bay, a screened heated pool and spa, and room to enjoy it all on nearly half an acre. The .43-acre lot is beautifully landscaped and features a screened food garden, irrigation well, brick paver walkways and a solar PV system.

Inside, the residence was solidly upgraded in 2023 and well-finished with travertine tile flooring through the main living areas and baths, luxury vinyl plank in the bedrooms, crown molding, and wood shutters throughout. The layout includes three bedrooms, three baths, and a flexible bonus room. Wood cabinetry with soft-close doors and drawers, along with abundant storage, adds everyday function to the home's inviting interior. Notable features include hurricane impact windows and doors, heated pool and spa, lightning protection, central vacuum and outdoor lights.

For buyers seeking more than personal enjoyment, the property also offers a proven rental history, making it a compelling income investment as well as a waterfront retreat.

North Isles is part of the historic Whitfield area, prized for its Old Florida character, spacious homesites, and proximity to Sarasota Bay. The location is especially convenient. Just west of US 41, near the airport, close to Sara Bay Golf and Country Club, and well positioned for an easy drive north into Bradenton or south to Sarasota.



**Photos, video & 3D tour available at:
[LTG.Homes/121HollyAvenue](https://www.LTG.Homes/121HollyAvenue)**

121 HOLLY AVENUE

Location

- North Isles neighborhood in Whitfield Estates
- Located on a sailboat-water basin with easy access to Sarasota Bay
- Nearby amenities:
 - 2.0 miles to USF Sarasota-Manatee campus
 - 2.4 miles to The Ringling Museum
 - 2.8 miles to Sarasota-Bradenton International Airport
 - 5.3 miles to Publix
 - 5.4 miles to IMG Academy
 - 5.6 miles to The Bay park
 - 5.8 miles to Detweiler's Farm Market
 - 6.0 miles to downtown Sarasota
 - 9.0 miles to Lido Beach
 - 9.0 miles to University Town Center shopping district



Exterior

- 0.43 acre waterfront lot (18,861 sq. ft.)
- Dock with two remote-control lifts
- Concrete seawall
- Hurricane impact windows and doors
- Irrigation well
- Outdoor lights
- Fenced private backyard
- Screened-in food garden with light and water
- Brick paver walkways and patio
- Solar PV system
- Underground propane tank
- Storage shed
- 2-car garage
- Circular driveway
- Lightning protection

121 HOLLY AVENUE

Interior

- 3 bedrooms, 3 baths
- 1,883 sq. ft. A/C | 2,843 sq. ft. total
- Remodeled in 2023
- Travertine tile floor
- Crown molding
- Wood shutters
- Central vacuum



Front Porch

- Size: 23'11" x 11'5"
- Brick paver floor
- Screened in
- Ceiling lights
- Solid front door with side lights



Foyer

- Size: 13'10" x 8'10"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling light

Den/Office

- Size: 11'11" x 10'0"
- Travertine tile floor
- Recessed ceiling lights



Living Room

- Size: 15'9" x 13'9"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan with light

Dining Room

- Size: 23'7" x 11'4"
- Travertine tile floor
- Recessed ceiling lights
- Chandelier
- Sliding glass doors to pool



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Kitchen

- Size: 13'5" x 11'0"
- Travertine tile floor
- Recessed ceiling lights
- Ceiling fan with light
- Wood cabinets with soft-close doors and drawers
- Under cabinet lights
- Honed granite countertops and backsplash
- Wall-mount spice racks
- Samsung stainless steel appliances:
 - French door refrigerator with crisper drawer and bottom freezer
 - Slide-in range with 5-burner glass cooktop and convection oven
 - Over-range microwave
 - Dishwasher
- Ice-o-Matic ice maker
- Stainless oversize single-bowl farmhouse sink with pull-out faucet and soap dispenser
- Eat-in counter



Laundry + Butler's Pantry

- Size: 22'6" x 7'6"
- Travertine tile floor
- Ceiling lights
- Wood cabinets with soft-close doors and drawers
- Honed granite countertops and backsplash
- Extensive upper and lower storage cabinetry
- Stainless utility sink
- Maytag washer and dryer



121 HOLLY AVENUE

Primary Bedroom

- Size: 14'2" x 13'0"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- French doors to pool
- 2 walk-in closets with built-in wardrobe organizers and mirrored bifold doors



Primary Ensuite Bath

- Size: 9'1" x 6'2"
- Travertine tile floor
- Solar tube
- Wood dual vanity
- Granite countertop
- Framed mirrors
- Floor-to-ceiling linen cabinet
- Water closet
- Walk-in shower with tile floor/walls and toiletry alcove



Bedroom 2

- Size: 13'9" x 11'8"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet with built-in organizer and mirrored bypass doors



Ensuite Bath 2

- Travertine tile floor
- Ceiling light + recessed ceiling light
- Single vanity
- Granite countertop
- Framed mirror
- Walk-in shower with tile floor/walls, toiletry alcove and corner seat



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Linen Closet

- Between bedroom 2 and bath 2

Bedroom 3

- Size: 11'2" x 10'10"
- Luxury vinyl plank floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet with mirrored bifold doors



Ensuite Bath 3

- Travertine tile floor
- Solar tube
- Recessed ceiling lights
- Single vanity
- Granite countertop
- Commode alcove
- Jetted bathtub/shower with tile walls



Heated Swimming Pool

- Size: Approx. 27'0" x 12'0"
- Brick paver pool deck
- Screened in
- Elevated spa with waterfall to pool
- Saltwater chlorination



Outdoor Kitchen

- Stucco with granite countertop
- Gas grill + cooktop
- Blaze outdoor refrigerator
- Eat-in counter



121 HOLLY AVENUE

Dock

- Composite deck
- Electric
- Water
- 2 canopied boat slips
- 2 remote-control boat lifts:
 - Boat lift #1: 12,000 lbs.
 - Dual recreational boat lift #2: 9,000 lbs.



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