

NEW CONSTRUCTION IN SARASOTA'S DOWNTOWN EAST

craftsmanship...location...lifestyle




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Brand new and ready to move in, this Alta Vista home puts the best of Sarasota's dining, culture, parks and professional corridors within minutes in every direction. This home was built by the owner, a certified general contractor and pool builder, who was not merely a supervisor, but a craftsman who worked alongside his crew from foundation to finish.

The 4-bedroom, 3.5-bath residence with loft offers 2,976 sq. ft. of air-conditioned living across two floors of solid concrete block construction beneath a pitched standing seam metal roof, with R-38 spray foam insulation built into every wall and ceiling. Inside, a two-story foyer with chandelier leads to 10-foot ceilings on both levels. The open-concept first floor features a coffered ceiling with cove lighting, 30x30 high-gloss porcelain tile set on the diagonal, decorative in-wall niches with accent lighting, 8-foot solid-core doors and a climate-controlled wine room. Engineered hardwood floors carry the refined quality upstairs.

Natural stained shiplap ceilings in the covered entry and lanai extend the interior's character outward. Beyond the lanai, a 28x12 pool with a 6-foot sun shelf and 6'6" deep end sits within a fully fenced and gated backyard that reaches well beyond the water's edge. Brick paver driveways and walkways in a geometric ashlar pattern with accent borders reinforce the home's handcrafted appeal. A thorough systems list rounds it out: dual A/C systems, an oversize 2-car garage with EV charger, central vacuum, impact windows and sliders, and a 375-gallon propane tank.

The location alone is hard to match: Southside Village and Sarasota Memorial Hospital one mile south; Payne Park and downtown one mile west; Sarasota Bay within two miles; Lido Beach and Siesta Key within six miles; and the Legacy Trail two blocks from your front door. This is a home, and a neighborhood, that makes daily life feel like it was made just for you.



Photos, video & 3D tour available at:
LTG.Homes/2483BayStreet

2483 BAY STREET

Downtown East Location

- Alta Vista neighborhood
- Two blocks to the Legacy Trail
- 0.6 mile to Payne Park
- 0.6 mile to Publix
- 1.2 miles to Bay Runner east terminus
- 1.3 miles to Southside Village and Sarasota Memorial Hospital
- 1.5 miles to Sprouts Market
- 1.7 miles to Bayfront Park
- 2.0 miles to Whole Foods Market
- 2.1 miles to Ed Smith Stadium
- 5.1 miles to Lido Beach
- 6.9 miles to Siesta Beach

Exterior Features

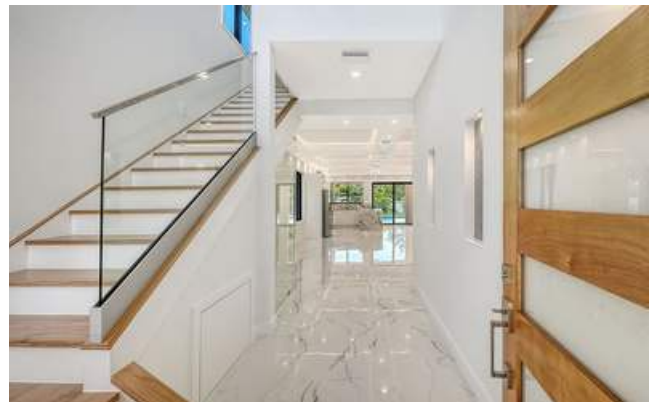
- New construction 2026
- 0.15-acre lot (6,750 sq. ft.)
- Irrigation system
- Privacy fence
- Rain gutters and downspouts
- Brick paver driveway, walkways and foundation border in geometric ashlar pattern with accent borders
- 2-car garage with EV charger
- Outdoor pool with sun shelf, fountain and massage waterfall
- Backyard space beyond the pool
- 375-gal. propane gas tank
- 2 A/C systems
- Tankless 180,000 Btu gas water heater (can convert to electric)
- Concrete block exterior both floors
- Standing seam pitched metal roof
- R-38 open cell spray foam insulation



2483 BAY STREET

Residence Features

- 2,976 sq. ft. A/C | 3,995 sq. ft. total
- 4 bedrooms | 3.5 bathrooms | Loft
- 2 primary bedroom suites (one on each floor)
- 2-story home
- Concrete block construction both floors (except over garage door)
- High ceilings on both floors
- 1st Floor: Coffered ceiling with cove lighting plus recessed ceiling lights in the beams
- 8-foot solid-core doors
- 1st Floor: 30x30 high-gloss marble-look porcelain tile floor on diagonal
- 2nd Floor: Engineered hardwood floor on second floor
- Open concept first floor
- Central vacuum
- Decorative wall niches with lighting
- Impact windows and sliders



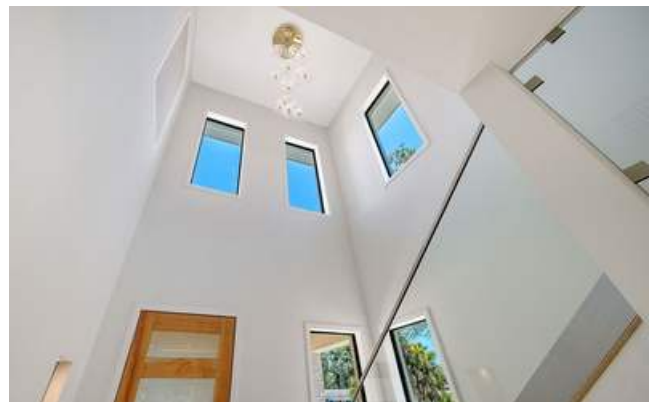
FIRST FLOOR

Front Entry

- Size: 10'6" x 6'4"
- Brick paver floor and walkway
- Stone accent wall
- Stained wood ceiling
- Ceiling light
- Solid mahogany entry door with 6 privacy glass panels

Foyer

- Size: 13'6" x 6'0"
- Porcelain tile floor
- 2-story ceiling (21'8")
- 3 wall niches with textured tile backwall



Great Room

- Size: 18'9" x 17'8"
- Porcelain tile floor
- Coffered ceiling
- Recessed ceiling lights
- TV wall with built-in niche
- Grooved wood paneled accent wall



Dining Room

- Size: 8'6" x 6'9"
- Porcelain tile floor
- Recessed ceiling lights
- Built-in storage with white-gloss cabinets and quartzite top
- Sliders to pool



Kitchen

- Size: 15'0" x 9'10"
- Porcelain tile floor
- Recessed ceiling lights
- White gloss cabinets with soft-close mechanism and under-cabinet lights
- Quartzite countertops and backsplash
- Eat-in peninsula
 - Waterfall quartzite top
 - Extra storage on eat-in side
- Stainless steel appliances:
 - Side-by-side refrigerator/freezer with in-door ice/water dispenser
 - Range with gas cooktop (can convert to electric) and electric oven
 - Chimney hood/vent
 - Dishwasher
 - Microwave
- Oversize single-bowl stainless sink with disposal and soap dispenser
- Oversize sliding window over sink



Under-Stairs Wine Storage

- Wall racks for 36 bottles (capacity up to 144 bottles)
- Climate control
- Frameless glass enclosure



Powder Room

- Porcelain tile floor
- Recessed ceiling light
- Floating vanity with integrated sink top
- Grooved wood panel wall behind sink
- Free-form mirror
- Vanity lights
- Dual-flush commode
- Tile up ⅓ of wall with decorative band behind commode



Laundry Room

- Size: 6'1" x 5'5"
- Porcelain tile floor
- Ceiling light
- Access via powder room



Primary Bedroom

- Size: 14'2" x 12'11"
- Porcelain tile floor
- Recessed ceiling lights
- Ceiling fan with light
- In-wall shelving
- Sliders to pool
- Walk-in closet



Ensuite Primary Bath

- Size: 8'11 x 8'8
- Porcelain tile floor (light tan)
- Recessed ceiling lights
- Floating double vanity with integrated sink top
- 2 smart LED vanity mirrors
- Dual-flush commode
- Curbless walk-in shower with tile floor/walls, integrated bench, rain showerhead, hand-help spray, linear drain, controls at entry and frameless glass partition



Stairs

- Engineered hardwood treads
- Glass railing
- Under-stairs storage
- Recessed ceiling lights



FLOOR 2

Loft

- Size: 22'7" x 19'11"
- Engineered hardwood floor
- Recessed ceiling lights
- Round drop ceiling with cove lighting
- Ceiling fan with light
- Built-in TV wall with lighted niches
- Wet bar:
 - Quartzite top
 - Glass-door uppers
 - Stainless bar sink
 - Under-counter refrigerator



Primary Bedroom 2

- Size: 15'5" x 15'7"
- Engineered hardwood floor
- Recessed ceiling lights
- Ceiling fan with light
- Walk-in closet



Ensuite Primary Bath 2

- Porcelain tile floor
- Tile up ½ wall in wet areas
- Recessed ceiling lights
- Floating double vanity with quartzite top and undermount sinks
- Smart LED vanity mirror
- Jacuzzi jetted bathtub with tile walls and toiletry alcove
- 1-piece commode
- Walk-in shower with tile floor/walls, bench, toiletry alcove, linear drain, rain showerhead, handheld spray, in-wall body sprays, controls at entry and frameless glass partition



Bedroom 3

- Size: 15'4" x 12'6"
- Engineered hardwood floor
- Recessed ceiling lights
- Ceiling fan with light
- Standard closet with mirrored bypass doors



Bedroom 4

- Size: 12'6" x 12'4"
- Engineered hardwood floor
- Ceiling fan with light
- Closet
- Full-light door to balcony



Balcony

- Wood-look tile plank floor

Bath 3

- Porcelain tile floor
- Recessed ceiling lights
- Single vanity with leaf vessel sink
- Wall mirror
- Vanity light
- Dual-flush commode
- Linen closet
- Bathtub/shower with bubble jets, tile walls, ledge on one side, showerhead, handheld spray



EXTERIOR

Covered Lanai

- Size: 26'0" x 5'8"
- Brick paver floor
- Recessed ceiling lights
- 2 ceiling fans with lights
- Wood ceiling



Outdoor Kitchen

- Size: 8'4" x 5'8"
- Brick paver floor
- Recessed ceiling lights
- Stone veneer cabinets with quartzite top
- Gas grill
- Stainless bar sink
- Drawers and storage with stainless fronts
- Under-counter refrigerator



2483 BAY STREET

Pool

- Size: 27'9" x 11'9" + 6-ft. sunshelf with fountain
- Depth: 6'6" at deep end
- Built-in bench with massage waterfall
- Saltwater chlorination system

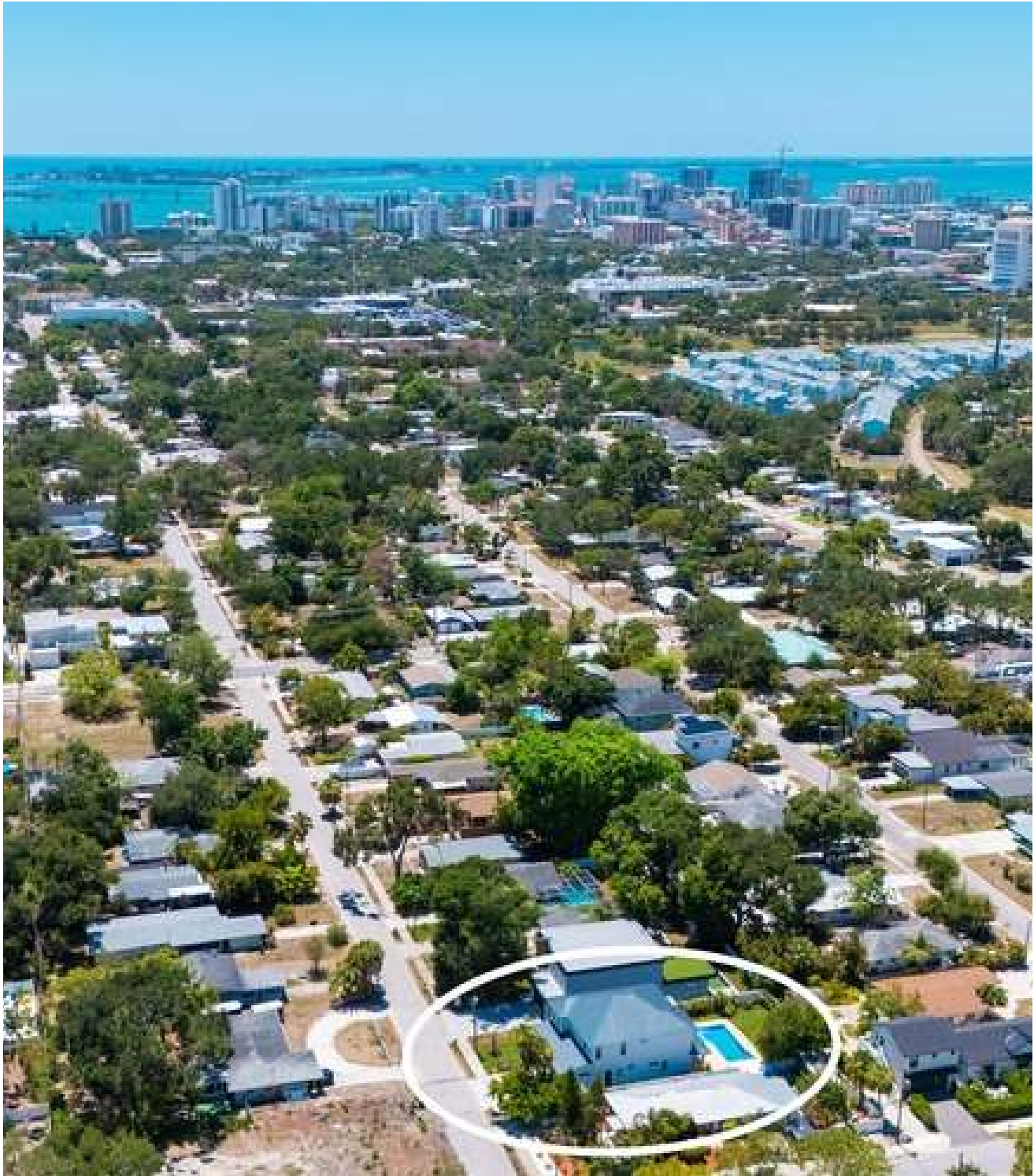


2-Car Garage

- Size: 23'3" x 19'1"
- Workshop/storage alcove: 15'2" x 4'7"
- Oversize length can accommodate pickup trucks
- Speckled epoxy floor
- Recessed ceiling lights







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.