

BREATHTAKING HARBOR ACRES HOME

1394 HARBOR DRIVE

Enter the grand foyer of this impressive Harbor Acres home and be mesmerized by the sun sparkling on the protected waters of Sarasota's most coveted waterfront community. Look out from the rooftop balcony and take in the commanding vista of downtown and Sarasota Bay. When a house opens naturally to the outdoors, as this one does, lifestyle is heightened beyond measure.

The expansive floorplan features a glass-filled rear elevation where every major living area overlooks the water. Gentle arches, soaring ceilings, 24x24 travertine flooring, substantial trimwork, custom cabinetry and thick granite counter tops attest to the home's impressive nuances.

For gracious entertaining, the living room, which extends upward to a hand-painted, recessed, 23 ft. ceiling, adjoins the formal dining room and classic wet bar. A two-sided gas fireplace warms both the formal and family areas. The spacious, open family space includes a large kitchen equipped with professional appliances, a family room and an informal dining area, all with excellent views of the harbor. Two private master suites, one on the ground floor and one on the second floor, restore body and soul. Two offices, both with custom built-in cabinetry, help keep important tasks organized. The 9-ft. wood-paneled elevator has doors on two sides and services both levels from the garage.

Outside, solid limestone columns and window surrounds add stately beauty to the well-proportioned architecture. The meticulously-maintained landscape encloses the grounds for complete privacy. The covered porch, outdoor kitchen, spa, infinity-edge lap pool and two-sided dock round out the coastal allure of this home's breathtakingly beautiful location. The dock can accommodate a 50-ft. yacht. It also has a 16,000-lbs. boat lift and floating dock for recreational water craft.

Situated in a convenient, in-town location, the home is just one mile from downtown, half a mile from the hospital and 4 miles from St. Armands Circle and Lido Beach.

1394 HARBOR DRIVE

EXTERIOR

- Stunning southwest exposure
- 15,015 sq. ft. lot
- Authentic, solid limestone columns and detailing around all doors and windows
- Durable clay barrel-tile roof
- Paver circular drive
- Two-car garage plus one-car garage
- Well-maintained, mature, tropical landscape for complete privacy
- Irrigation system on a well
- Low-voltage landscape lighting
- Whole-house security system plus exterior security cameras
- Infinity-edge 50-ft. lap pool with spa and pool bath
- Paver walkway from pool deck to dock
- 24 x 24 travertine natural stone in all balconies, porches and pool deck
- Decorative, bronze-colored railings on all balconies
- Water spigots on all balconies
- Yacht basin with protected, deep, sailboat water
- 30-ft. two-sided dock with Trex composite decking, electric and water
- Dock can accommodate a 50-ft. yacht
- 16,000 lbs. capacity boat lift
- Floating dock for recreational water craft
- Gated backyard

INTERIOR

- 5,893 sq. ft. under air
- 7,456 sq. ft. total
- Open, light-filled home oriented toward spectacular views of the yacht basin
- 4 bedrooms, 6 baths (optional 5th bedroom/office)
- Two master suites – one downstairs and one upstairs

1394 HARBOR DRIVE

- First floor: Grand foyer, formal dining room, formal living room, classic wet bar, two-sided fireplace, kitchen, family room, breakfast room, utility room, office/study or guest bedroom, powder room with shower, first master suite
- Second floor: second master suite, 2 bedrooms with baths, exercise/game room, office/study, two sitting areas, 3 balconies
- Elevator
- Two-car garage plus one-car garage
- Solid core doors throughout
- High ceilings
- 7 in. baseboards and crown molding throughout
- Wood shutters and electric blinds
- Impact resistant, double-pane windows
- Two-sided gas fireplace facing living room and family room
- Two solid-wood staircases with sisal natural fiber runners and decorative iron rails and bannister
- Large storage closet under main staircase
- Luggage closet by main garage
- Wet bar with ice maker and wine cooler
- Second-floor balcony overlooks yacht basin
- Spiral stairs up to rooftop balcony with long-range views of downtown and Sarasota Bay

SMART & CONVENIENCE FEATURES

- Lutron light control system with settings such as: all on, all off, daytime, evening, party and room overrides
- FiOS ready
- ADT whole-house security system
- Smoke alarms throughout house linked to ADT security system
- Exterior security cameras with wireless link to computer and mobile devices
- Audio entertainment system with speakers throughout

1394 HARBOR DRIVE

- Hurricane-ready with see-through fabric panels completely organized with action plan
- Large-capacity hot water heater with recirculating pumps for instant hot water
- Central vacuum system – new
- All kitchen and baths vent to outside

FLOORING

- 24 x 24 honed travertine natural stone flooring throughout first floor
- Natural wood and carpet throughout second floor
- Solid-core doors throughout
- Solid wood cabinetry and granite countertops throughout

ELEVATOR

- 9 ft. cab with solid wood paneling
- Doors on two sides
- Service from two-gar garage to both house levels

LIVING ROOM

- Size: 16 x 16
- 24 x 24 travertine natural stone tile
- 23 ft. ceiling with custom-painted dimensional medallion sphere
- Gas fireplace

WET BAR

- Size: 12 x 7
- 24 x 24 travertine natural stone tile
- Solid wood cabinetry
- 3 in. granite countertop
- Round stainless steel sink
- Wine cooler
- Ice maker

1394 HARBOR DRIVE

DINING ROOM

- Size: 15 x 11
- 24 x 24 travertine natural stone tile
- 12 ft. ceiling

KITCHEN

- Size: 20 x 15
- 24 x 24 travertine natural stone tile
- Elite Woodwork custom cabinetry
- 3 in. granite countertops
- Eat-in island
- Large pantry
- Stainless steel appliances
- Sub-Zero side-by-side refrigerator/freezer
- 2 Bosch large-capacity dishwashers
- DCS professional range with gas burners and double convection oven
- Pot filler faucet above range
- Super-quiet and effective Fantech ventilation over range
- Thermador wall oven/microwave/warming drawer

BREAKFAST ROOM

- Size: 12 x 7
- 24 x 24 travertine natural stone tile

FAMILY ROOM

- Size: 16 x 16
- 24 x 24 travertine natural stone tile
- Gas fireplace

1394 HARBOR DRIVE

MASTER SUITE 1

- Size: 17 x 15 plus 9 x 6 sitting alcove
- 24 x 24 travertine natural stone tile
- Tray ceiling with cove lighting
- Large windows with spectacular views of yacht basin
- Walk-in closet

MASTER BATH 1

- Size: 15 x 13
- 24 x 24 travertine natural stone tile
- Pearl jetted bathtub with swirling True Whirlpool
- Walk-in shower with floor-to-ceiling stone tile and body jets
- Solid wood double-vanity with granite countertop
- Private water closet
- Linen closet

OFFICE/STUDY OR GUEST BEDROOM - LEVEL 1

- Size: 13 x 11
- 24 x 24 travertine natural stone tile

POWDER ROOM

- Size: 5 x 5 plus shower
- 24 x 24 travertine natural stone tile
- Custom-painted vanity with over-counter bronze vessel sink
- Walk-in shower with floor-to-ceiling stone tile

OFFICE/STUDY - LEVEL 2

- Size: 13 x 9
- Natural wood floor
- Open to below
- Custom, solid-wood built-in

1394 HARBOR DRIVE

SITTING AREA 1

- Size: 14 x 7
- Natural wood floor
- Open to below

SITTING AREA 2

- Size: 16 x 6
- Natural wood floor
- Open to below
- Sliding glass doors open to balcony overlooking yacht basin

MASTER SUITE 2

- Size: 24 x 17
- Wall-to-wall carpet
- Tray ceiling with cove lighting
- Lutron electric shades
- Sliding glass doors to main balcony and sliding glass doors to private balcony
- Full-wall, solid-wood built-in – TV ready
- Linen closet
- Walk-in closet

MASTER BATH 2

- Size: 11 x 12 plus 3 x 4 water closet room
- 24 x 24 travertine natural stone tile
- Jacuzzi bathtub
- Glass-enclosed double-shower with floor-to-ceiling stone tile
- Overhead and adjustable shower heads plus body jets
- Water control by shower door with pre-set hot water setting
- Solid wood double-vanity with granite countertop
- Private water closet
- Linen closet

1394 HARBOR DRIVE

BALCONY

- Size: 17 x 10
- 24 x 24 travertine natural stone tile
- Overlooks yacht basin

GAME ROOM/MEDIA ROOM/EXERCISE ROOM

- Size: 11 x 19
- Wall-to-wall carpet
- Open to below

BEDROOM 2

- Size: 14 x 12
- Natural wood floor
- Walk-in closet

BATH 2

- Size: 9 x 6 plus 5 x 4 shower
- 24 x 24 travertine natural stone tile
- Shower with floor-to-ceiling tile and glass shower door
- Solid wood vanity with granite countertop
- Linen closet

BEDROOM 3

- Size: 10 x 14
- Natural wood floor
- Private balcony
- Walk-in closet
- En suite bath

1394 HARBOR DRIVE

BATH 3

- Size: 9 x 9
- 24 x 24 travertine natural stone tile
- Shower with floor-to-ceiling stone tile and glass shower door
- Solid wood vanity with granite countertop

LAUNDRY/UTILITY ROOM

- Size: 9 x 8
- Solid wood cabinetry with granite countertop and utility sink
- Whirlpool Duette, front-loading, high-capacity washer and dryer
- Electrical control area

COVERED PORCH

- Size: 18 x 11
- 24 x 24 travertine natural stone tile

POOL

- 55-ft. infinity edge lap pool
- Elevated spa cascades into pool
- PebbleTec pool surface with lifetime warranty
- 24 x 24 travertine natural stone pool deck with integrated drainage
- In-ground pool cleaning system

POOL BATH

- 24 x 24 travertine natural stone tile
- Shower with floor-to-ceiling stone tile

OUTDOOR KITCHEN

- Outdoor cabinetry with gas grill, sink and storage

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GARAGES

- Two-car garage: 21 x 20
- One-car garage: 11 x 19
- Automatic garage doors – new

DOCK

- 30 ft. with access on both sides
- Deep, sailboat water
- 16,000 lbs. boat lift on one side
- Other side can dock up to 50 ft. boat
- Trex composite decking
- Electric and water service
- Dock storage bin
- Additional floating dock for recreational water craft
- Metal dock ladder

LOCATION

- Harbor Acres neighborhood West of Trail
- Sarasota Memorial Hospital - .8 mile
- Morton's Market & Deli - .7 mile
- Downtown Sarasota - 1 mile
- St. Armands Circle - 3.8 miles
- Lido Beach - 4 miles

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