

COMPLETELY REMODELED MEDITERRANEAN BEAUTY IN BAY ISLES

511 HARBOR POINT ROAD



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Longboat Key waterfront home in Harbor Section of Bay Isles with deeded private beach access at Bay Isles Beach Club. Completely remodeled and renovated in 2014-2015, every detail in this Mediterranean beauty is custom, top-of-the line and new. From the random-length hardwood flooring to the volume ceilings, from the 2-inch solid wood doors to the thermal impact windows, from the Miele kitchen appliances to the Lynx outdoor kitchen, and from the instant gas water heaters to the whole-house water filtration system, living here is sumptuous and delightful.

Custom pecky-cypress front doors set the stage for the classic charm and seductive beauty inside. Embrace entertaining with formal living and dining rooms that flow onto an expansive covered terrace overlooking the tranquil water view. The veritable chef's kitchen has Wolf 6-burner gas cooktop; Miele convection oven, microwave, steamer, coffee station and wine cooler; and Thermador counter-depth refrigerator and freezer with integrated cabinet front panels. The heavenly master retreat on the main floor is an oasis of peace and relaxation. Sliding glass doors lead to an open terrace with a wonderful water view. Spacious his and hers walk-in closets have custom built-ins and shelving. The soaking bathtub's air bubbles will tickle your fancy in the luxurious master bath. Upstairs, you'll find two bedrooms sharing an open balcony, two baths and a gathering room.

Outdoors, the lush privacy landscaping includes an established kitchen garden. Natural travertine tile surrounds the 20x40 pool with elevated spa. The professionally-equipped kitchen has Lynx grill, two-burner cooktop, refrigerator and sink. By the water, the new dock has electric and water service as well as underwater snook lights.

Just across Gulf of Mexico Drive is the private and gated Bay Isles Beach Club with a pavilion, restrooms, picnic tables and grills. Access is available any time of day or night. Members can reserve tables and grills for private events.

**Be sure to look at video and photos of this home at:
peterglaughlin.com/511-harbor-point-road**

511 HARBOR POINT ROAD

INTERIOR, EXTERIOR & HOUSE SYSTEMS COMPLETELY RENOVATED 2014-2015

EXTERIOR

- 68-feet on large canal with direct access to Sarasota Bay
- Deeded access to private beach at Bay Isles Beach Club
- Deep-water dock with water, electric and underwater snook lights
- 2-level outdoor living with covered terrace, pool, spa and outdoor kitchen
- Large, heated pool with water spouts and custom luminaires (WiFi controls)
- Elevated spa with waterfall
- Outdoor kitchen with Lynx grill, two-burner gas cooktop, refrigerator and sink
- Terrace and pool deck with travertine tile set on concrete base with custom railings
- Professional, privacy landscaping with established kitchen garden
- Landscape irrigation with well
- Circular driveway and walkways with tumbled pavers
- Barrel tile roof
- Custom gutter system
- Gated outdoor mechanical room for A/C systems, pool heater, pool filter and water filtration system

INTERIOR

- Custom, pecky cypress, arched front doors
- Random width and length custom hardwood floors throughout
- Built-in lighting
- Custom 2-in. solid core doors throughout
- Custom moldings and trim throughout
- Gourmet kitchen by Renaissance with Wolf & Miele appliances
- Ceiling fans throughout
- Gas fireplace (remote start)
- New paint and finishes inside and out

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TECH, SAFETY & CONVENIENCE

- Whole house Kinetico water filtration
- Thermal, impact windows with UV tinting
- Open-cell insulation in all attic areas
- 2 instant water heaters (never run out of hot water)
- Natural gas heater for pool and spa
- A/C-heating system and ducts - 3-zone - WiFi controls
- Daikin energy-saving A/C inverter
- Electrical (200 amp)
- Whole-house, auto-start, gas generator
- Indoor sprinkler system
- Security system with outside and inside cameras (WiFi controls)

COVERED ENTRY

- Size: 14 x 8
- Tumbled brick pavers
- 10-foot, arched, solid-wood, pecky cypress entry doors

FOYER

- Size: 18 x 8
- Wood floor
- Mini vaulted ceiling at center of foyer
- Rod iron and glass chandelier

LIVING ROOM/GREAT ROOM

- Size: 22 x 20
- Wood floor
- Ceiling fan
- Crown molding
- Gas fireplace (remote start)
- Custom wormy walnut fireplace mantel
- Sliding glass doors to covered terrace

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CHEF'S KITCHEN

- Size: 19 x 14
- Wood floor
- Crown molding
- Solid wood cabinets with soft-close drawers
- Granite countertops
- Tumbled travertine backsplash
- Decorative art tile behind cooktop
- 2 built-in display cabinets
- 2 exposed vertical plate racks
- Closet pantry
- **Appliances**
 - Wolf 6-burner gas cooktop
 - Custom vented-hood over cooktop
 - Miele dishwasher with stainless steel interior and cabinet front panel
 - Miele built-in convection oven
 - Miele built-in microwave/convection oven
 - Miele built-in steamer
 - Miele built-in coffee station
 - Miele vertical wine cooler
 - Miele ice maker
 - Thermador counter-depth refrigerator and freezer with cabinet front panels
- **Kitchen Island**
 - Size: 7 x 5
 - Walnut stained cabinets
 - Honed black absolute countertop
 - Solid granite farmhouse sink
 - Garbage disposal
 - Bronze fixtures
 - Eat-in counter on 2 sides
 - Iron chandelier over island with pot hooks

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CUSTOM BAR

- Solid wood cabinet
- Granite countertop
- White farmhouse sink
- Garbage disposal
- Filtered water spigot
- Curved, solid-wood counter

DINING ROOM

- Size: 16 x 14
- Wood floor
- Windows with water view
- Sliding glass doors to covered terrace
- Iron chandelier

OFFICE/STUDY

- Size: 14 x 12
- Wood floor
- Double glass French doors
- Ceiling fan
- Stained wood wainscot
- Stained wood crown molding and baseboards
- Wood blinds

POWDER ROOM

- Size: 6 x 4
- Wood floor
- White beadboard wainscot
- Perrin & Rowe fixtures
- Mirabelle skirted toilet

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MASTER RETREAT FOYER

- Size: 4 x 5
- Large linen closet

MASTER BEDROOM

- Size: 19 x 17
- Wood floor
- Crown molding
- Ceiling fan
- Sliding glass doors to open terrace
- Hunter Douglass vertical honeycomb blinds

HIS WALK-IN CLOSET

- Size: 7.5 x 6
- Wood floor
- Custom built-ins

HER WALK-IN CLOSET

- Size: 16 x 7
- Wood floor
- Custom built-ins with generous shoe racks/shelving

MASTER BATH

- Size: 17 x 13
- Wood floor
- White beadboard wainscot and crown molding
- Water closet room with Toto toilet and bidet
- MAAX soaking tub with air bubbles
- Solid wood cabinets with granite tops and full-wall mirrors
- 2 sinks + vanity make-up area
- Walk-in shower with tile floor and walls

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STAIRS

- Solid wood stairs
- Iron chandelier at landing
- Coat closet under stairs

GATHERING ROOM

- Size: 20 x 12
- Wood floor
- Crown molding
- Ceiling fan
- Storage closet

BEDROOM 2

- Size: 13 x 11
- Wood floor
- Ceiling fan
- Crown molding
- Sliding glass door to balcony with water view

ENSUITE BATH 2

- Size: 9 x 5
- Tile floor
- Walk-in shower with glass enclosure, tile floor and walls
- Mirabelle toilet
- Solid wood free-standing vanity
- White-glazed top with integrated sink
- Framed mirror

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BEDROOM 3

- Size: 17 x 11
- Wood floor
- Ceiling fan
- Crown molding
- Sliding door to balcony with water view

BATH 3

- Tile floor
- Bathtub/shower with glass enclosure and tile walls
- Mirabelle toilet
- Solid wood free-standing vanity
- White-glazed top with integrated sink
- Framed mirror

BALCONY

- Size: 24 x 6
- Travertine tile floor
- Water view

2-CAR GARAGE

- Size: 24 x 21
- Lifetime epoxy garage floor finish
- Slat wall organizing system
- Work bench
- Tall storage cabinets
- Stained solid-wood automatic garage doors
- Hurricane-proof garage doors
- Separate A/C system

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LAUNDRY ROOM

- Size: 10 x 6
- Wood floor
- Whirlpool Duet front-loading washer and natural gas dryer
- Laundry sink

COVERED TERRACE

- Size: 28 x 14
- Travertine tile floor
- 2 ceiling fans
- Outdoor speakers

OPEN TERRACE (extension beyond covered terrace)

- Size: 25 x 7
- Travertine tile floor

OPEN TERRACE (between master bedroom and covered terrace)

- Size: 25 x 18
- Travertine tile floor
- Sliding glass doors to master bedroom

TERRACE BATH

- Solid granite pedestal sink

POOL

- Size: 40 x 20
- Water spouts and custom, multi-color luminaires (WiFi controls)
- Raised heated spa with waterfall to pool

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POOL DECK

- Size: 55 x 39
- Travertine tile floor set on concrete base

OUTDOOR KITCHEN

- Size: 10 x 10
- Travertine tile floor
- Lynx outdoor refrigerator
- Lynx stainless steel sink with cover
- Lynx 2-burner gas cooktop
- Lynx professional grill

DOCK

- Size: 34 x 9.5 to 3 (tapered)
- Water service (fresh water from house)
- Electric service (35-50 amps)
- Underwater snook lights
- Fillet table
- West Marine storage dock box

BAY ISLES BEACH CLUB

- Private and gated beach club with card-secured entrance
- Members can reserve tables and grills for private events
- Covered sun shelters
- Restrooms with showers
- Grills
- Volleyball courts
- World-class beach

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