

PRIVATE PENINSULA IN OYSTER BAY

1400 KENILWORTH STREET



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A rare opportunity to live on a private peninsula in Oyster Bay Landings, a gated community West of Trail in Sarasota's exclusive Oyster Bay. Secluded, quiet and surrounded by water, this one-of-a-kind property is a haven of peace and restoration. The property is comprised of 18,888 square feet of upland area, 25,677 square feet of submerged land, and 671 feet of surrounding waterfront on Roberts Bay.

The lines and angles of this custom home, designed by the owner/architect, come together to create a residence that is simply surprising from all view points. Abundant glass accentuates the connection between outside and inside, bringing natural light in and allowing the interior design to complete the exterior architecture. Neutral colors and natural wood represent nature inside the comfortable living spaces. The open floorplan with lofted pine ceiling features a great room surrounded by full-light doors and panels on three sides, taking advantage of the serene water view. The kitchen, dining and living rooms share this space for truly inspired everyday living. The master suite on the first floor opens to a screened-in patio overlooking the bay. A second bedroom suite has French doors to the front garden. The third bedroom suite is upstairs along with a loft/family room.

This property is perfectly located in a well-established neighborhood close to beaches, dining, shopping, medical and schools.

**Be sure to look at video and photos of this home at:
peterglaughlin.com/1400-kenilworth-street**

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EXTERIOR

- Private peninsula surrounded with over 590-ft. of waterfront on Robert's Bay
- 18,888 sq. ft. upland buildable area & 25,677 sq. ft. submerged land
- Private, brick paver street, driveway and walkways
- 260-ft. boardwalk along south side of property with boat dock
- Back deck with boat docking bay
- Kayak launch
- Well for irrigation

INTERIOR

- Built in 1980 by architect/owner
- California Contemporary
- Open floorplan with lofted pine ceiling
- 2,582 sq. ft.
- 3 bedrooms, 3 baths
- Great room surrounded by full-light doors and panels on three sides
- Aquasana, whole-house water filter

LOCATION

- Oyster Bay Landings gated community in Oyster Bay
- Southside Village - 2 miles
- Downtown - 4 miles
- Siesta Key Beach - 5 miles

GREAT ROOM (LIVING/DINING)

- Size: 33' x 16'6"
- Tile floor
- Recessed lights and cove lighting
- 2 ceiling fans
- Continuous full-light glass doors and panels on three sides with honeycomb blinds
- Views of canal and Bay

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KITCHEN

- Size: 19' x 17'
- Tile floor
- Ceiling fan
- Solid maple cabinets with under-cabinet lighting
- Granite countertops with tile backsplash
- Cabinet pantry
- Wine rack
- Kenmore, white, French-door refrigerator/freezer
- GE Profile, white, electric glass cooktop
- GE Profile, white, built-in oven under cooktop
- GE Profile, white, over-the-range microwave with venting system
- ASKO white dishwasher

UTILITY CLOSET

- Under stairs with sliding pocket door
- Frigidaire Affinity, stacked washer and dryer

MASTER BEDROOM

- 18'6" x 14'6" bedroom
- Tile floor
- 2 sets of French doors to screened-in patio
- Walk-in closet (6' x 5')

MASTER PATIO

- 18' x 13' (irregular)
- Textured concrete floor
- Screened in with screen door to back deck
- Bay view

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ENSUITE MASTER BATH

- 12' x 9'6" sink/shower area
- Tile floor
- Large, walk-in shower with tile floor/walls and glass enclosure
- Cultured marble vanity top with two integrated sinks
- 2 built-in, mirrored medicine cabinets

LOFT

- 18'4" x 14'4" main area
9' x 8' office/den alcove
- Carpet
- Ceiling fan
- Built-in shelves

BEDROOM 2

- 18'6" x 11'6"
- Tile floor
- French doors to front garden
- Walk-in closet (5' x 5')

ENSUITE BATH 2

- 9' x 5'
- Tile floor
- Bathtub/shower with tile walls
- Cultured marble vanity top with integrated sink

BEDROOM 3 (2ND FLOOR)

- 18'4" x 14'9"
- SwiftLock, wood-look, laminate flooring
- Ceiling fan
- Walk-in closet (6' x 4'10")

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ENSUITE BATH 3

- 6'10" x 4'10"
- Tile floor
- Walk-in shower with tile floor and walls
- Cultured marble vanity top with integrated sink

LOFT/REC ROOM

- 17'8" x 14'
- SwiftLock, wood-look, laminate flooring
- Ceiling fan
- Storage closet (9'10" x 4')

2ND FLOOR GALLERY

- 17' x 5'
- SwiftLock, wood-look, laminate flooring
- Windows along entire wall

SCREENED-IN PATIO

- 50' x 8'
- Textured concrete floor



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