

# PRIVATE 1.8 ACRE WATERFRONT ESTATE WITH 135-FT. ON SARASOTA BAY

2309 ALAMEDA AVENUE



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Treasured for both its natural beauty and being an easy three-minute drive from downtown Sarasota, this private estate has 135-foot waterfront along north Sarasota Bay. Set far from the road within the gates of 1.8 acres of indigenous tropical foliage, this grand luxury home features bay views from almost every room. Strong classic design has been masterfully and extensively remodeled within the last year. Appointments include white oak hardwood flooring, 1,200-bottle climate-controlled wine storage, antique Irish marble fireplace, 18th century foyer chandelier, stained glass accents, smart home automation and custom woodwork throughout the 7,434 square feet of refined sophistication.

Spend glorious days on the water from the 115-foot private dock with 7,500-pound boat lift, and lounge by the spacious pool and spa. Enjoy entertaining in the formal living and dining rooms featuring endless views of the grand backyard oasis and beyond to the bay. The open-concept kitchen/family room includes high-end appliances, eat-in counter, family dining area, wet bar, and large walk-in pantry with plentiful storage.

With 5 bedrooms and 7.5 baths, which include a large studio apartment with separate entrance, this exquisite home provides privacy for everyone. A pinnacle of luxury can be found in the master suite with separate dual baths, walk-in closet, adjoining bonus room with morning kitchen, and studio/office with separate entrance. The master retreat opens to a glass-railed balcony with outstanding long-range bay views.

Additional features include an elevator, covered lanai, 3-car garage, fenced and gated grounds with gated entry, and koi pond with rock waterfall.

Experience the ultimate in privacy, elegance and convenience in this hidden tropical paradise just one mile from downtown Sarasota and only 2.5 miles to the Sarasota-Bradenton International Airport.

**Be sure to look at video and photos of this home at:**  
**[peterglaughlin.com/2309-alameda-avenue](http://peterglaughlin.com/2309-alameda-avenue)**

## 2309 ALAMEDA AVENUE

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### MASTERFULLY REMODELED & RENOVATED IN 2016:

- New metal roof
- All new impact windows and doors
- All new recessed LED lights throughout
- Elevator
- White oak flooring refinished and restored to its original beauty
- Restored all antique lighting fixtures, inside and outside
- Mahogany doors refinished
- Living room wall opened and new sliding glass doors installed
- Kitchen counters replaced
- Kitchen cabinets painted
- All new sinks and faucets
- Morning kitchen installed in master bonus room
- Upstairs balcony completely redone with Duradeck floor and glass railings
- New laundry room
- Installed Insteon smart home automation
- Built-in speakers in multiple rooms and A/V system
- New thermostats which communicate with the Insteon smart home system
- New Breezeair cooling system in wine cellar
- Exterior paint
- Interior primed
- Level 10 ceilings throughout
- Level 5 walls in all baths
- New garage doors
- Garage floor refinished with speckled epoxy surface
- Fence and automatic entry gate
- Custom pavers on driveway, pool deck and walkway to dock
- New dock surface
- New controls for 7,500-lbs. boat lift
- All new irrigation system
- New pump for well
- 2 new pumps for koi pond

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## UNIQUE FEATURES

- 1.81 acres (79,044 sq. ft.)
- 135-foot waterfront on Sarasota Bay
- Stunning Bay views
- Indigenous tropical landscape
- Peaceful koi pond with 12-foot waterfall (fed by private well)
- 115-foot dock
- 7,500-lbs. boat lift
- 51-foot bay view balcony with glass railing
- 18th century French brass candelabra (restored and converted to electric chandelier)
- Antique brass fireplace inset
- Antique Irish marble fireplace mantle
- Antique stained glass windows
- Large studio apartment with separate entrance

## EXTERIOR FEATURES

- Privacy fence with automatic entry gate
- Custom paver-brick driveway and circular drive at house
- Lush, mature, native landscape
- Irrigation system on private well
- Newly-installed metal roof
- Columned entry
- 35' x 16' salt-water pool with spa
- 3-car garage with room for recreational craft and workshop



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## INTERIOR FEATURES

- 5 bedrooms, 7.5 baths
- 7,434 sq. ft. A/C
- 9,442 sq. ft. total
- Bay view from nearly every room
- White oak hardwood flooring restored to its original beauty
- 6-panel solid-core interior doors
- 10-foot ceilings
- 9-inch baseboards throughout
- Deep crown molding throughout
- Level 5 wall finish, primed and paint ready
- Level 10 ceiling finish

## CONVENIENCE/TECH/SECURITY

- Smart Home automation
- Whole-house sound system
- High-speed internet
- Security system with cameras on all sides
- 3 thermostats
- Recessed LED lighting throughout
- Impact windows and doors
- Central vacuum system
- 3 tankless hot-water heaters
- Natural gas

## ENTRY

- 16'10" x 6'
- Travertine tile floor
- Iron chandelier and wall sconces



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## FOYER

- 17' x 8'
- Solid-wood door with stained-glass sidelights
- Arched transom over entrance
- White oak hardwood floor
- 18th century French brass candelabra (converted to electric chandelier)
- Sweeping curved white oak staircase



## ELEVATOR

- Cherry wood paneling
- White oak hardwood floor
- Restored, antique, solid mahogany door



## LIVING ROOM

- 28'7" x 24'
- White oak hardwood floor
- Recessed LED lights
- Deep crown molding
- Arched interior entranceways
- Wall to wall sliding glass doors to lanai
- Gas fireplace with antique brass inset and Irish marble mantle



## DINING ROOM

- 21'7" x 11'11"
- White oak hardwood floor
- Recessed LED lights
- Deep crown molding
- Private room with connecting doors to kitchen and living room
- Window with Bay view



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### KITCHEN

- 13'8" x 16'4"
- 24" tile floor with granite insets that match countertops
- Recessed LED lights
- Wall to wall windows with Bay view
- Cabinets with solid wood doors
- European "Black Galaxy" granite countertops
- Stainless steel oversize undermount sink
- ASKO dishwasher
- Dacor 5-burner gas cooktop
- Downdraft vent hood
- SubZero integrated panel refrigerator with freezer drawer
- GE Monogram double wall oven
- Cabinet pantry
- Built-in desk
- Eat-in counter



### WALK-IN PANTRY

- 8'8" x 8'2"
- Tile floor
- Open shelving
- Smart home automation hub

### FAMILY DINING

- 16'10" x 7'5"
- Tile floor with granite insets
- Recessed LED lights
- Crown molding
- Open to kitchen and family room

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### FAMILY ROOM

- 11'11" x 11'11"
- Tile floor with granite insets
- Recessed LED lights
- Crown molding
- Built-in cabinets with "Black Galaxy" granite countertops
- Built-in wet bar
- Wired for wall-mounted TV



### LAUNDRY ROOM

- 11'2" x 8'7"
- Tile floor
- Built-in cabinets with granite countertop
- LG TrueStream front-loading washer and dryer
- Blanco utility sink
- Standard closet



### GARAGE VESTIBULE

- 10'3" x 7'6"
- Tile floor
- Hallway to wine cellar
- Storage closet (10'4" x 4')



### WINE CELLAR

- 9' x 6'5"
- Breezaire climate control system
- Cedar wood, wine bottle racks (holds up to 1,200 bottles)





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### POWDER BATH

- 6'11" x 6'
- Tile floor
- Half-wall tile with decorative border
- Toto commode
- Vanity with rough-edge granite top
- Glass vessel sink



### LIBRARY/GUEST ROOM

- 15'11" x 15'6"
- White oak hardwood floor
- Recessed LED lights
- Crown molding
- Built-in solid-wood bookcases
- Inset stained glass window
- Standard closet



### ENSUITE LIBRARY/GUEST ROOM BATH

- 7'7" x 5'10"
- Marble tile floor
- Recessed LED lights
- Half-wall tile
- Shower with curved glass enclosure
- Pedestal sink
- Toto commode



### BEDROOM WING HALLWAY

- 16'3" x 6'3"
- White oak hardwood floor
- Recessed LED lights
- Walk-in closet (6' x 3'6")
- Inset stained glass window at end of hallway



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### BEDROOM SUITE 3

- 15'10" x 15'6"
- White oak hardwood floor
- Walk-in closet (6' x 4'10")
- Large windows with Bay view



### ENSUITE BATH 3

- 10'6" x 9'7"
- Tile floor
- Pedestal sink
- Walk-in shower with tile floor/walls and glass enclosure
- Toto commode
- Window with Bay view
- Door to outside with walkway to pool



### BEDROOM 4

- 15'7" x 13'3"
- White oak hardwood floor
- Antique brass light
- Large windows with Bay view



### BATH 4

- 9'10" x 7'7"
- Tile floor
- Vanity with granite countertop and tile backsplash
- Undermount sink
- Walk-in shower with tile floor/walls and glass enclosure
- Toto commode
- Linen closet



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### MASTER BEDROOM

- 23'6" x 21'8" (irregular)
- White oak hardwood floor
- Recessed LED lights
- Crown molding
- Large windows with Bay view
- Inset antique stained glass window
- His and hers bathrooms
- Adjoining bonus room
- Adjoining studio/gym



### MASTER BEDROOM WALK-IN CLOSET

- 12' x 12'
- White oak hardwood floor
- Recessed LED lights
- Built-in closet organization



### ENSUITE MASTER BATH "HERS"

- 12'4" x 10'4"
- Aqua marble floor
- Recessed LED lights
- White cabinets
- Solid glass countertop
- Tile backsplash with glass tile decorative border
- Windows with Bay view
- Walk-in shower with tile floor/walls and glass divider
- Soaking tub
- Toto commode and bidet



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### ENSUITE MASTER BATH “HIS”

- 11’6” x 8’2” (irregular)
- Marble tile floor
- Wood-front cabinets
- Granite countertop with undermount sink
- Walk-in shower with pebble floor, marble tile walls/ceiling, no door
- Toto skirted commode



### MASTER BONUS ROOM

- 17’ x 17’
- White oak hardwood floor
- Recessed LED lights
- Crown molding
- Wet bar
  - Silhouette Professional mini refrigerator
  - Built-in cabinets with granite countertop
- Stainless steel undermount sink
- Window with Bay view
- Door to balcony
- Large mechanical closet with storage



### MASTER STUDIO/GYM

- 24’10” x 17’ (irregular)
- Tile floor
- Recessed LED lights
- Built-in shelves
- Large windows with Bay view
- Door to balcony
- Side door with outdoor stairway (separate entry)



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## BALCONY

- 50' x 13'
- Duradeck floor
- Glass railing

## BEDROOM SUITE 2

- 17'7" x 18'6" (irregular)
- White oak hardwood floor
- Recessed LED lights



## ENSUITE BATH 2

- 9' x 6'9" (irregular)
- White oak hardwood floor
- Recessed LED lights
- Walk-in shower with tile floor/wall and glass enclosure
- Porter wood vanity with oversize sink top
- Porter toilet with solid wood seat



## 3-CAR GARAGE

- 34'4" x 18'11"
- Painted speckled epoxy floor
- Hurricane-rated automatic garage doors (1 double & 1 single to driveway; 1 single to side yard)
- Central vacuum system
- Built-in open shelving



## COVERED LANAI

- 37' x 13'6"
- Tile floor
- Recessed LED lights



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## POOL

- 35' x 16'
- Salt chlorine generator
- Heated
- Spa with waterfall to pool

## POOL DECK

- 54' x 30'
- Brick paver floor

## DOCK

- 103' x 4' boardwalk
- 19' x 12' dock
- Boat lift
- Water and electric

## KOI POND

- Large, stocked koi pond
- 12-foot rock waterfall (fed by private well)
- Pump house for pond filtration system and waterfall pump



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