

# SARASOTA WEST OF TRAIL HOME IN GRANADA WITH 3-CAR GARAGE

1725 BONITA COURT



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Sarasota West of Trail home in Granada – a quiet, private neighborhood with easy access to all Sarasota amenities. Custom-built by the owner-builder, this home exhibits quality in every detail and finish. Authentic travertine tile and hardwood floors, volume ceilings, KraftMaid solid-wood cabinetry, two-sided fireplace with antique hearth on marble, chef's kitchen, 3-car garage and cypress wood exterior ceilings clearly show a respect for quality construction meant to stand the test of time.

Designed for entertaining, this splendid home can easily host large gatherings in the connected indoor and outdoor living areas. A creative layout enhances the flow between the kitchen, dining room and great room while keeping each space true to its function. The formal dining room features solid wood ceiling beams, buffet alcove and wrought iron chandelier. The great room has a wood-burning fireplace and wall-to-wall sliding glass doors to the screened-in lanai/pool area. The chef's kitchen, with eat-in peninsula and casual dining nook, features solid-wood cabinets, granite countertops, tile backsplash and stainless steel appliances.

The private master retreat is on the first floor. It has a fireplace, French door to the lanai, two walk-in closets and ensuite bath with jetted tub and walk-in shower. Upstairs, a large bonus room has plenty of room for gaming, TV watching and lounging. Two closets provide ample storage and a built-in desk keeps paperwork organized. The second floor also has a large guest room with ensuite bath, and two additional bedrooms which share a bath. Outdoor living is equally lavish within the spacious, screened-in lanai and heated pool/spa.

This home is conveniently located in the Southside school district just .4 mile from Publix, .5 mile to CineBistro and Lucky's, 1.5 mile to Southside Village, 2 miles to Sarasota Memorial Hospital, 3 miles to Downtown Sarasota and 4.5 miles to Siesta Key Beach.

**Be sure to look at video and photos of this home at:  
[peterglaughlin.com/1725-bonita-court](http://peterglaughlin.com/1725-bonita-court)**

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## LOCATION

- Central West of Trail community of Granada
- At the end of a quiet, dead-end street
- Convenient location with easy access to Sarasota amenities:
  - .4 mile to Paradise Plaza Shopping Center including Publix
  - .5 mile to Southgate Shopping Center including CineBistro and Lucky's
  - 1.5 mile to Southside Village
  - 2 miles to Sarasota Memorial Hospital
  - 3 miles to Downtown Sarasota
  - 4.5 miles to Siesta Beach



## HOME FEATURES

- Custom built by builder-owner
- Highest quality construction and finishes
- Fireplaces in living room and master bedroom
- Designed for entertaining



## EXTERIOR

- 3-car garage with paver motor court
- Fenced and gated yard
- Professional tropical and privacy landscape with oak trees
- Landscape irrigation system on well
- Roof gutters and downspouts
- Screened-in, heated pool and spa
- Screened-in covered lanai
- Andersen windows



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## INTERIOR

- 4 bedrooms, 3.5 baths
- 3,519 sf. ft. A/C | 4,727 sq. ft. total
- French-pattern travertine marble tile and Mirage maple hardwood floors
- KraftMaid solid-wood cabinetry
- Detailed trim work



## COVERED ENTRY

- Size: 6'9" x 6'6"
- Travertine tile floor
- Stained cypress wood ceiling
- Wrought iron pendant light



## FOYER

- Size: 7' x 6'
- Travertine tile floor
- Arched, wrought iron, double entry doors



## ENTRY HALL

- Size: 9'5" x 9'5" (irregular)
- Travertine tile floor
- 20'4" octagonal tray ceiling
- Ceiling medallion with chandelier



## DINING ROOM

- Size: 13'9" x 11'9"
- Travertine tile floor
- 10-ft. ceiling with wood beams
- Ceiling medallion with chandelier
- Buffet alcove

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## GREAT ROOM

- Size: 17'6" x 17'
- Mirage maple hardwood floor
- Recessed ceiling lights
- Ceiling fan with light
- Surround sound ceiling speakers
- Sliding glass doors to covered lanai
- Fireplace
- Solid-wood built-ins



## KITCHEN

- Size: 15' x 10'11"
- Travertine tile floor
- Recessed ceiling lights
- Eat-in peninsula
- Custom, KraftMaid, solid-wood cabinetry
- Granite up-edge countertops and tile backsplash
- Kenmore Elite, stainless steel, side-by-side refrigerator/freezer with in-door dispenser
- Kenmore Elite, stainless steel range with 5-burner smooth cooktop, 2 ovens and decorative range hood
- Kenmore Elite, stainless steel microwave
- Bosch, stainless steel dishwasher
- Stainless steel, single-bowl sink with garbage disposal



## CASUAL DINING NOOK

- Size: 10'x 8'
- Travertine tile floor
- Chandelier
- Aquarium-glass window to covered lanai

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## POWDER ROOM

- Size: 7'7" x 4'10"
- Travertine tile floor
- Free-standing, solid-wood vanity with granite top and oval undermount sink
- Wall sconces
- Leopard-print ceiling
- Exhaust fan



## LAUNDRY ROOM

- Size: 10'6" x 6'3"
- Travertine tile floor
- Solid-wood cabinets
- Granite countertop and glass tile backsplash
- Stainless steel utility sink
- Whirlpool Cabrio Platinum washer and dryer
- Storage closet



## MASTER BEDROOM

- Size: 20' x 13'9" (irregular)
- Travertine tile floor
- Tray ceiling with stained wood finish
- Recessed ceiling lights
- Ceiling fan with light
- Fireplace with antique hearth on marble
- Dresser alcove
- French door to screened-in outdoor area
- Access to under-stairs storage



## MASTER WALK-IN CLOSET #1

- Size: 6'8" x 4'5"
- Carpet
- Wood racks and shelving



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## MASTER WALK-IN CLOSET #2

- Size: 6'8" x 4'5"
- Carpet
- Jewelry storage cabinet
- Attic access

## ENSUITE MASTER BATH

- 15' x 13'7"
- Porcelain tile floor
- Recessed ceiling lights and chandelier
- Solid wood vanity with granite top and rectangular undermount sink
- 2 medicine cabinets
- 2 grooming appliance garages
- Water closet with exhaust fan
- Lasco jetted bathtub with tile surround
- Walk-in shower with tile floors, tile half wall and aquarium glass surround
- Linen closet

## STAIRS

- Solid wood treads
- Decorative metal railing

## LOFT/BONUS ROOM

- Size: 23'10" x 12'3"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- 2 storage closets
- Solid-wood, built-in desk with granite top and upper cabinets with organizer slots



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### BEDROOM 2

- Size: 18' 6" x 14' 3"
- Carpet
- Recessed ceiling lights
- Ceiling fan
- Cable outlet
- Ceiling speakers
- Walk-in closet



### ENSUITE BATH 2

- Size: 8'11" x 5'
- Tile floor
- Solid-wood vanity with granite top and oval undermount sink
- Walk-in shower with tile floor/walls and glass bi-pass doors
- Exhaust fan



### BEDROOM 3

- Size: 13'3" x 11'9"
- Carpet
- Ceiling fan
- Cable outlet
- Walk-in closet



### BEDROOM 4

- Size: 13'3" x 11'9"
- Carpet
- Ceiling fan with lights
- Cable outlet
- Walk-in closet





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## BATH 3

- Size: 10'10" x 6'
- Tile floor
- Recessed ceiling lights
- White vanity with vessel sink
- 2 medicine cabinets
- Bathtub/shower with tile walls
- Exhaust fan



## 3-CAR GARAGE

- Size: 28'8" x 22'4"
- Automatic garage doors

## COVERED LANAI

- Size: 21'6" x 7'4" + 16' x 12'
- Brick paver floor
- Stained cypress wood ceiling
- Recessed ceiling lights
- Ceiling fan with light
- Ceiling speakers
- Sliding glass doors to great room
- Door to casual dining room/kitchen and door to master bedroom



## HEATED POOL & SPA

- Size: 28'8" x 13'2"
- Salt system for chlorination
- Screened in



## POOL DECK

- Size: 42'2" x 19'
- Brick paver floor
- Screened in