

SARASOTA WEST OF TRAIL WITH CLASSIC SOUTHERN STYLE

1205 SOUTH ORANGE AVENUE



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Classic Southern style with a mix of rustic elegance create the perfect balance of comfort and style in this West of Trail Sarasota home. The house sits comfortably on an oversize corner lot, its warm exterior reflecting the heartfelt charm to be found inside. Airy spaces allow abundant natural light into the home, lending a bright and welcoming tone to the space. High tongue-and-groove ceilings, original wood floors, two fireplaces and tall windows dressed with plantation shutters set the traditional tone. 2016 updates include new air conditioning, hurricane impact windows, appliances, pool surface and pool cage screen.

The 3,136 square-foot residence has five bedrooms, three baths, formal living room, formal dining room and open kitchen/family room. The dining room can accommodate the occasional crowd, but also offers intimacy for small gatherings. Walk through the butler's pantry into the spacious kitchen with solid-wood cabinetry, black soapstone countertops, eat-in counter and gas slide-in range. The family room features a wood-burning fireplace and flows easily to the outside, making the outdoors a part of everyday experience. The master suite is on the ground floor and features walk-in closet and ensuite bath. The rest of the bedrooms and baths are on the second floor.

Outdoor living is easy inside the screened-in pool area with covered lanai. The large backyard features privacy landscape, mature oak trees and irrigation on well. Zoning allows for a guest house to be built on the property. Located in one of Sarasota's most coveted neighborhoods just minutes to Southside Village, Sarasota Memorial Hospital, Downtown Sarasota and beaches.

**Be sure to look at video and photos of this home at:
peterglaughlin.com/1205-south-orange-avenue**

1205 SOUTH ORANGE AVENUE

LOCATION

- Central West of Trail location
- .7 mile to Southside Village
- .8 mile to Sarasota Memorial Hospital
- 1 mile to Downtown Sarasota
- 2 miles to Westfield Siesta Key shopping center featuring Lucky's, CineBistro, shops and restaurants
- 4 miles to Lido Beach



PROPERTY HIGHLIGHTS

- Large corner lot
- Large, heated, screened-in pool
- Huge back yard
- New plumbing pipe from house to sewer
- All windows replaced with hurricane impact windows in 2016
- Landscape irrigation on well
- Flat roofs over patio, den and garage replaced in 2016
- Pool upgrades: PebbleTek surface, new heater, new filtration system, cage screen
- Zoning allows for a guest house to be built on the property



EXTERIOR

- 20,625 sq. ft. corner lot (.47 acre)
- Classic southern style
- Covered front porch
- Brick walkway
- Privacy landscape and mature oak trees
- Side-load garage with circular drive



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INTERIOR

- 3,136 sq. ft. under air
- 4,406 sq. ft. total
- 5 bedrooms, 3.5 baths
- Original wood floors
- Living room and family rooms have wood-burning fireplaces
- Updated kitchen
- Indoor laundry
- Bright and light with lots of windows and French doors

FRONT PORCH

- Size: 30'8" x 8'
- Brick floor
- White tongue-and-groove ceiling
- 3 lantern-look pendant lights

LIVING ROOM

- Size: 15'5" x 12'9"
- Wood floor
- Crown molding
- Recessed LED ceiling lights
- Wood-burning fireplace

DINING ROOM

- Size: 12'10" x 12'2"
- Wood floor
- Glass chandelier
- Large windows with plantation shutters



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POWDER ROOM

- Size: 5'4" x 4'3"
- Hexagonal mosaic tile floor
- Beadboard walls
- Toto commode
- Storage closet



BUTLER'S PANTRY

- Size: 6'4" x 5'6"
- Wood floor
- Solid-wood cabinets



KITCHEN

- Size: 13'2" x 11'6"
- Wood floor
- Beadboard walls
- White tongue-and-groove wood ceiling
- White, solid-wood cabinets
- Black soapstone countertops
- Shaw's Original farmhouse sink with garbage disposal
- Stainless steel appliances:
 - Jenn-Air slide-in gas range with downdraft and convection oven
 - LG, linear, side-by-side refrigerator/freezer with in-door water and ice dispenser
 - LG dishwasher
 - Microwave
- Walk-in pantry



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FAMILY ROOM

- Size: 20' x 16'
- Mexican tile floor
- White tongue-and-groove wood ceiling
- 2 ceiling fans
- Wood-burning fireplace
- Floor-to-ceiling, built-in bookcases
- 2 sets of French doors to pool



DEN/OFFICE

- Size: 11'5" x 8'
- Mexican tile floor
- White tongue-and-groove wood ceiling
- Ceiling fan
- Recessed ceiling lights
- Open to family room



MASTER BEDROOM (1ST FLOOR)

- Size: 18'7" x 16'2"
- Wood floor
- Crown molding
- 2 large windows with plantation shutters
- Large walk-in closet (9'10" x 5'11")



ENSUITE MASTER BATH

- Size: 10' x 7'10"
- Hexagonal mosaic tile floor
- Recessed ceiling lights
- Solid-wood, double vanity with marble top and undermount sinks
- Toto commode
- Walk-in shower with hexagonal tile floor, subway tile walls and glass enclosure



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STAIRS

- Solid wood
- Under-stairs storage closet

UPSTAIRS HALLWAY

- Painted wood floor
- 2 storage closets + linen closet



BEDROOM 2

- Size: 20'5" x 12'2"
- Wood floor
- Ceiling fan
- Walk-in closet



ENSUITE BATH 2

- Size: 7'2" x 5'6"
- Tile floor
- Tile half-wall
- Free-standing wood vanity with round vessel sink
- Walk-in shower with tile floor/walls
- Toto commode



BEDROOM 3

- Size: 15'3" x 13'11"
- Painted wood floor
- Ceiling fan



BEDROOM 4

- Size: 13' x 12'
- Wood floor
- Ceiling fan

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BEDROOM 5

- Size: 13' x 12'
- Wood floor
- Ceiling fan



BATH 3

- Size: 7'8" x 5'1"
- Tile floor
- Tile half wall
- Bathtub/shower
- Solid-wood vanity with integrated-sink top
- Toto commode



SCREENED & COVERED LANAI

- Size: 29' x 12'6"
- Painted concrete floor
- Tongue-and-groove wood ceiling
- 3 ceiling fans



GARAGE

- Size: 20' x 19'4"
- Painted concrete floor
- 2 automatic garage doors
- Side-load garage with circular driveway

LAUNDRY ROOM

- Size: 8'4" x 6'7"
- Painted concrete floor
- Maytag Centennial washer and dryer
- Utility sink
- Access from garage



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POOL

- Size: 31'11" x 15'10"
- New PebbleTek pool surface with travertine tile border in 2016
- New pool heater and filtration system in 2016

POOL DECK

- Size: 42'11" x 26'8"
- Flocrete floor
- Screened in
- Pool bath
- Pool storage room



Peter G. Laughlin | 941.356.8428
peter.laughlin@sothebysrealty.com
peterglaughlin.com