

SARASOTA WEST OF TRAIL IN HUDSON BAYOU NEIGHBORHOOD

960 POMELO AVENUE



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Inviting Sarasota West of Trail home in highly-desirable location -- walk to Southside Village and only one mile to Downtown Sarasota. Filled with natural light and open living areas, this home has been tastefully updated to today's modern standards in 2016. New kitchen, flooring, doors, trim, LED lighting and air conditioner.

Feel the charm as you walk in to the formal living room with cathedral ceiling and clever wall openings to the rest of the home. The remodeled kitchen has solid-surface countertops, eat-in island, farmhouse sink and new stainless steel appliances. The spacious 25 x 12 open concept dining/family room is light and bright with two sets of sliding glass doors to the open patio and pool deck. Architectural details include wood plank tray ceiling in the dining room and wainscoting in the family room.

The floor plan features 4 bedrooms and 3 baths. The spacious master suite has cathedral ceiling and French doors to a patio deck with hot tub where you can soak and relax from the privacy of your room. Bedroom 2 has its own bath. Bedrooms 3 and 4 are on the other side of the house and share a bath. Outside, enjoy the Florida lifestyle with a pool, open patio and lushly landscaped yard. The entire back yard is fenced and gated for security and privacy.

Centrally located just .7 mile from Southside village, 1 mile to Downtown Sarasota, and 4 miles to Lido Beach. A warm and welcoming Sarasota home!

**Be sure to look at video and photos of this home at:
peterglaughlin.com/960-pomelo-avenue**

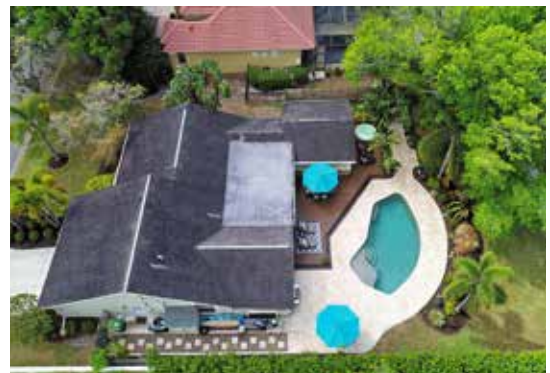
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LOCATION

- Central West of Trail location
- Quiet, dead-end street
- .7 mile to Southside Village
- .8 mile to Sarasota Memorial Hospital
- 1 mile to Downtown Sarasota
- 1.4 miles to Southside Elementary
- 4 miles to Lido Beach
- Fenced backyard with pool

IMPROVEMENTS

- Pool pump (2018)
- Air conditioner (2017)
- Kitchen remodel & appliances (2016)
- Wood plank tile throughout (2016)
- Doors, trim and hardware (2016)
- LED lighting throughout (2016)
- Fans throughout (2016)
- Interior paint (2016)
- Dehart alarm system (2016) prepaid through February 2019
- Laundry room remodel (2014)
- HardieBoard siding & stone accents (2012)
- Plumbing repipe with PEX homerun system (2012)
- Pool PebbleTec resurface (2012)
- Travertine tile pool deck (2012)
- Trex decking (2012)
- Low-voltage landscape lighting (2012)
- Exterior paint (2012)
- Hurricane impact French door in master bedroom (2012)
- Hot water heater (2012)



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EXTERIOR

- 80' x 140' lot
- HardieBoard siding with stone accents
- Fenced and gated backyard
- Tropical landscape with irrigation system and low-voltage lighting
- Pool with sun shelf
- Separate hot tub



INTERIOR

- 2,229 sq. ft. under air
- 3,325 sq. ft. total
- 4 bedrooms, 3 baths
- Wood plank tile in living areas
- Updated kitchen and laundry
- Cathedral ceilings
- 6" baseboards
- Bright and light with lots of windows and sliding glass doors



ENTRY

- Size: 10' x 5'10"
- Concrete floor
- Stained beadboard ceiling



LIVING ROOM

- Size: 19'3" x 16'9"
- Wood-look plank tile floor
- LED recessed ceiling lights
- Ceiling fan
- Cathedral ceiling
- Windows with plantation shutters



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DINING ROOM

- Size: 14'7" x 11'10"
- Wood-look plank tile floor
- Recessed ceiling lights
- Wood plank tray ceiling
- Sliding glass doors to patio deck



FAMILY ROOM

- Size: 11'9" x 10'9"
- Wood-look plank tile floor
- Recessed ceiling lights
- Wall wainscoting
- Sliding glass doors to patio deck



KITCHEN

- Size: 15' x 12'2"
- Wood-look plank tile floor
- Recessed ceiling lights
- Cathedral ceiling
- Remodeled in 2016 including appliances
- Stainless steel appliances:
 - Jenn-Air glass cooktop
 - Zephyr under-cabinet range hood
 - Jenn-Air convection double wall ovens with WiFi connected culinary center
 - Jenn-Air built-in microwave
 - Samsung French door refrigerator/freezer
 - Samsung dishwasher
 - Marvel beverage cooler
- Kohler farmhouse sink with garbage disposal and Moen faucet with Motion Sense
- Eat-in island with pendant lights
- Quartz countertops
- Closet pantry



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MASTER BEDROOM

- Size: 16' x 14'9"
- Wood-look plank tile floor
- Recessed ceiling lights & 3 pendant lights
- Ceiling fan
- Cathedral ceiling
- 3 closets
- French doors to patio deck



MASTER PATIO DECK

- Size: 19' x 9'11"
- Trex decking
- Hot tub



ENSUITE MASTER BATH

- Size: 11'9" x 6'11"
- Wood-look plank tile floor
- Recessed ceiling lights
- Vanity with granite top and undermount sink
- Jetted bathtub
- Walk-in shower with sliced pebble tile floor, tile walls, glass enclosure and exhaust fan



BEDROOM 2

- Size: 17'11" x 11'11"
- Carpet
- Ceiling fan
- Walk-in closet



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BATH 2

- Size: 8'5" x 5'
- Wood-look plank tile floor
- Recessed ceiling light
- Vanity with solid top and undermount sink
- Walk-in shower with tile floor/walls, toiletry shelves and glass enclosure
- Exhaust fan



BEDROOM 3

- Size: 13'11" x 13'5"
- Carpet
- Ceiling fan with light
- Standard closet



BEDROOM 4

- Size: 11'5" x 10'6"
- Carpet
- Ceiling fan with light
- Cathedral ceiling
- White beadboard wainscote
- Standard closet



BATH 3

- Size: 9' x 4'11"
- Wood-look plank tile floor
- Tile half wall
- Vanity with granite top and undermount sink
- Wall medicine cabinet
- Bathtub/shower with tile walls
- Exhaust fan



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LAUNDRY

- Size: 6' x 5'
- Wood-look plank tile floor
- Recessed ceiling lights
- LG front-loading washer and dryer with quartz countertop
- Upper cabinets
- Mudroom cubby



GARAGE

- Size: 20'2" x 19'
- Painted concrete floor
- Automatic garage door
- Storage cabinets



PATIO DECK

- Size: 27'4" x 19' (irregular)
- Trex decking with built-in low-voltage lighting in the step



POOL

- Size: 34' x 10' (irregular)
- Sun shelf
- New pool pump (2018)

POOL DECK

- Size: 47' x 40' (irregular)
- Travertine tile floor



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