

LIDO BEACH CONDO WITH BALCONY GULF VIEWS

1100 BENJAMIN FRANKLIN DRIVE #505



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Sarasota beach front condo on Lido Key. Enjoy life on the beach from this 5th floor, Gulf-view condo on Lido Beach in Sarasota, Florida. Located directly on the pristine shores of the Gulf of Mexico, Lido Surf & Sand is a wonderful place to enjoy the sights and sounds of the ocean in a comfortable and congenial setting.

This 1 bedroom/1.5 bath residence has a covered balcony with Gulf view. The updated kitchen is open to the great room creating a pleasing open-concept floor plan. Consistent tile flooring, crown molding and 6-inch baseboards throughout the residence enhance the open feel inside. Luxury details include solid-wood cabinets, granite countertops, stainless steel appliances and eat-in counter.

Your private retreat includes a large 12 x 15 bedroom with walk-in closet and ensuite bath. The spa-like bath features a solid-wood vanity with oversize vessel sink, accent tile wall, and walk-in shower with rain shower head and full body sprays.

Excellent location in the center of Lido Key. Spend the day on the sugar white sands of Lido Beach with its warm Gulf waters, abundant wildlife and colorful sunsets. Visit Ted Spering Park or South Lido Nature Park for nature walks, picknicking, fishing and kayaking. Take a short walk to world-famous St. Armands Circle with its many and varied shops, restaurants and night clubs. Take a quick drive over the iconic Ringling Bridge to downtown Sarasota for arts/entertainment and more shopping and dining options. Or stay on property and take advantage of the fitness center, social room, library, and beach-side recreation area with heated pool and spa.

With its beach-front location, friendly residents, wonderful amenities, and proximity to in-town amenities, Lido Surf & Sand is perfect for your Florida lifestyle.

Be sure to look at photos of this condo at:
peterglaughlin.com/1100-ben-franklin-drive-505

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LIDO SURF & SAND

- Beach-front condominium
- Fitness center with Gulf view and pool table
- Heated beach-front pool/spa
- Outdoor grills
- Under-building garage
- Elevators
- Social room and library
- In-season social calendar
- Fully-funded building
- 1 small pet allowed
- Walk to Sandcastle Resort, Ritz Carlton and Lido Beach Resort beach bars
- 1 mile to St. Armands Circle and 3.5 miles to Downtown Sarasota



RESIDENCE FEATURES

- 5th floor with balcony Gulf views
- 918 sq. ft. A/C | 1,084 sq. ft. total
- Open concept floor plan
- Kitchen with eat-in counter
- Master suite with walk-in closet and ensuite bath
- Powder room for guests
- Consistent tile flooring throughout
- 6-inch baseboards and enhanced trim
- Crown molding in living area
- Oversize, climate-controlled storage cage
- Shared laundry room on floor
- Garbage chute on floor
- Assigned garage parking + guest parking



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FOYER

- Size: 4'6" x 9'6"
- Tile floor

GREAT ROOM/DINING ROOM

- Size: 22' x 14'
 - 11'5" x 14' family room
 - 11'5" x 14' dining room
- Tile floor
- Crown molding
- 2 sets of sliding glass doors to balcony



COVERED BALCONY

- Size: 22' x 6'8"
- Tile floor
- Screened in
- Gulf view



KITCHEN

- Size: 11' x 10'2"
- Tile floor
- Recessed ceiling lights
- Backlit tray ceiling
- Solid-wood cabinets with soft-close drawers
- Granite countertops
- Whirlpool, stainless steel appliances:
 - Range with glass cooktop and oven
 - Over-range microwave with exhaust vent
 - Side-by-side refrigerator/freezer with in-door water dispenser and water filter
 - Dishwasher
- Oversize, stainless steel kitchen sink with pull-down faucet and garbage disposal
- Eat-in counter with pendant lights above



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MASTER BEDROOM

- Size: 12' x 15'
- Tile floor
- Crown molding
- Walk-in closet with wardrobe organizer



ENSUITE BATH

- Size: 9'2" x 4'11"
- Tile floor
- Tile accent wall
- Vanity with oversize vessel sink
- Framed wall mirror
- Walk-in shower with tile floor/walls and glass bypass doors
- Rain shower head, hand-held shower spray and full-body sprays
- Exhaust fan



POWDER ROOM

- Size: 4'6" x 5'1"
- Tile floor
- Free-standing, wood vanity
- Glass countertop with glass vessel sink
- Framed mirror
- Exhaust fan
- Powder room vestibule:
 - 2 storage closets



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