

# WEST OF TRAIL FAMILY HOME IN THE FLOWER STREETS DISTRICT

**1929 BOUGAINVILLEA STREET**



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Sarasota West of Trail family home in the Flower Streets district close to schools, shopping, dining, downtown and white sand beaches, Whether at home or on the go, this 4-year-new residence welcomes your active Sarasota lifestyle.

The fantastic floor plan features plenty of gathering spaces -- great room, formal dining room, eat-in kitchen and covered patio on the first floor; plus loft, bonus room and covered balcony on the second floor. Luxury details include coffered ceiling in the great room, tray ceiling and stone accent wall in the dining room and crown molding throughout all living areas. The open kitchen is a cook's delight with solid-wood cabinets, granite countertops, gas cooktop, stainless steel appliances, closet pantry, center island and eat-in counter.

The master retreat on the second floor will soothe your senses any time of day. It includes an ample bedroom, two walk-in closets, ensuite bath with dual vanities, soaking tub and walk-in shower, and private sitting room. Across the loft on the other side are two bedrooms joined by a Jack-and-Jill bath. Each bedroom has a private dressing room with solid-wood vanity, walk-in closet and linen closet joined by a shared bathroom with bathtub/shower and commode. The upstairs also has a ginormous bonus room that offers flex space for casual living.

Outdoor living space includes a covered balcony off the loft, covered patio, open patio and heated pool/spa. Bring the family, invite your friends. This welcoming and accommodating home has room for everyone!

**Be sure to look at video and photos of this home at:  
[peterglaughlin.com/1929-bougainvillea-street](http://peterglaughlin.com/1929-bougainvillea-street)**



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## LOCATION

- Central West of Trail location in the Flower Streets neighborhood:
  - .2 mile to Southside Elementary
  - .5 mile to Westfield Siesta Key featuring Lucky's Market and CineBistro
  - .7 mile to Southside Village
  - 1 mile to Sarasota Memorial Hospital
  - 2 miles to Downtown Sarasota
  - 5 miles to Siesta Key Beach



## EXTERIOR

- Storm-rated windows and sliding glass doors
- Storm-rated fiberglass front entry door
- Hurricane shutters
- Cement tile roof
- Fenced and gated backyard
- Mature landscape with irrigation system
- Brick paver driveway, lead walk and entry
- Heated pool and spa
- 1-car garage + 2-car tandem garage



## INTERIOR

- 3,616 sq. ft. A/C | 4,965 sq. ft. total
- 4 bedrooms, 3 baths
- Wood-look tile plank flooring on first floor  
Wood flooring on second floor
- 10-ft. ceilings on first floor  
9-ft. ceilings on second floor
- 8-ft. interior doors
- Solid-wood cabinetry with granite countertops



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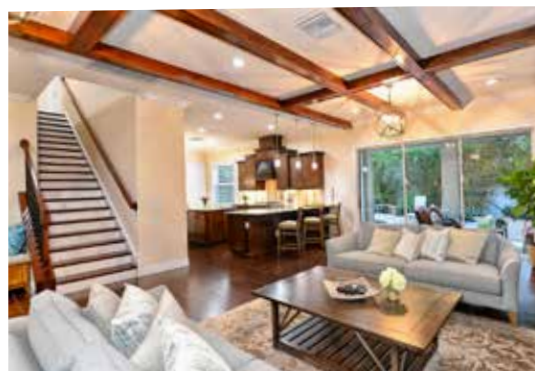
## FOYER

- Size: 9'5" x 8'6" (irregular)
- Wood-look tile plank floor
- Crown molding
- Double entry doors



## GREAT ROOM

- Size: 14'6" x 27'8"
- Wood-look tile plank floor
- Coffered ceiling
- Recessed ceiling lights
- Crown molding
- Sliding glass doors to covered patio



## DINING ROOM

- Size: 11'6" x 11'1"
- Wood-look tile plank floor
- Tray ceiling
- Windows with Plantation shutters
- Stone accent wall



## BUTLER'S PANTRY/DRY BAR

- Size: 3' x 5'7"
- Wood-look tile plank floor
- Recessed ceiling light
- Arched ceiling
- Solid wood cabinetry with granite top and tile backsplash



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### KITCHEN

- Size: 12'1" x 20'6"
- Wood-look tile plank floor
- Recessed ceiling lights
- Crown molding
- Solid-wood cabinets with granite countertops and tile backsplash
- Center island
- Eat-in counter
- Closet pantry
- GE stainless steel appliances:
  - Gas cooktop
  - Built-in convection oven
  - Built-in microwave
  - French-door refrigerator/freezer
  - Dishwasher
- Integrated vent hood over cooktop
- Stainless steel, double bowl sink with pull-down faucet and garbage disposal
- Breakfast nook



### 1ST FLOOR BEDROOM

- Size: 10'10" x 12'
- Wood-look tile plank floor
- Ceiling fan with light
- Standard closet converted to study desk

### 1ST FLOOR BATHROOM

- Wood-look tile plank floor
- Recessed ceiling light
- Solid-wood vanity with granite top and undermount sink
- Walk-in shower with tile floor/walls, toiletry alcove and glass bypass doors





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## STAIRS

- Stained oak wood treads and white painted risers
- Iron spindles with stained wood handrails



## LOFT

- Size: 21'11" x 12'2"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- 2 sets of French doors to covered balcony



## COVERED BALCONY

- Size: 17'7" x 8'6"
- Tile floor
- Tongue-and-groove wood ceiling
- 2 ceiling fans with lights



## MASTER BEDROOM

- Size: 19' x 14'11"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- Small foyer with double doors
- 2 walk-in closets



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## ENSUITE MASTER BATH

- Wood-look tile plank floor
- Recessed ceiling lights
- 2 solid-wood vanities with granite tops and undermount sinks
- Wall mirrors over vanities
- Garden bathtub with tile surround
- Walk-in shower with tile floor/walls, toiletry shelves and glass enclosure
- Water closet for commode
- Exhaust fan



## MASTER SITTING ROOM/OFFICE

- Size: 9'11" x 14'10"
- Carpet



## BEDROOM 2

- Size: 12'7" x 10'10"
- Wood floor
- Ceiling fan with light
- Walk-in closet



## BEDROOM 3

- Size: 12'7" x 10'10"
- Wood floor
- Walk-in closet



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## JACK & JILL ENSUITE BATH

- Between bedrooms 2 & 3
- Wood-look tile plank floor
- Recessed ceiling lights
- Each side has a linen closet and solid-wood vanity with granite top and undermount sink
- In between the two sides is the commode and bathtub/shower with tile walls and glass bypass doors



## BONUS ROOM

- Size: 16'7" x 18'10"
- Wood floor
- Recessed ceiling lights
- Ceiling fan with light
- Tongue-and-groove wood ceiling
- 3 arched windows with Plantation shutters



## LAUNDRY

- Size: 5'7" x 7'10"
- Wood-look tile plank floor
- GE front-loading washer and dryer
- Solid-wood cabinets
- Utility sink



## GARAGE 1

- Size: 12' x 40'2"
- Painted concrete floor
- Automatic garage door
- Tandem parking





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## GARAGE 2

- Size: 12'4" x 19'5"
- Painted concrete floor
- Automatic garage door
- Windows with Plantation shutters
- Work bench

## COVERED PATIO

- Size: 18'6" x 9'3"
- Brick pavers
- Ceiling fan with light
- Tongue-and-groove wood ceiling

## OPEN PATIO

- Size: 18'6" x 10'6"
- Brick pavers

## HEATED POOL

- Size: 11' x 28' (irregular)
- PebbleTec surface
- Heated spa
- Pool and spa fountains

## POOL DECK

- Size: 30'6" x 20'10"
- Brick pavers



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