

# WEST OF TRAIL IN GRANADA PARK

## 3838 POMEGRANATE PLACE



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West of trail coastal-inspired residence in Granada Park. Located between North Siesta Key and Oyster Bay, this brand new home was designed to maximize the maintenance-free lifestyle with a contemporary coastal look that embraces pleasing proportions, uncluttered spaces and natural materials. Walk/bike to nearby shopping and dining, or just a quick drive Siesta Key Beach or Downtown Sarasota.

Custom-built by Sarasota's renowned MGB Built Custom Homes, this home blends traditional coastal architecture with the latest building innovations, green standards and smart home technology. High ceilings, wood floors, solid-core doors, solid-wood cabinetry, LED lighting, high-end kitchen, wide hallways, large bedrooms and sumptuous baths clearly show a respect for quality construction meant to stand the test of time. Green certification by the Florida Green Building Coalition and National Green Building standard ensure energy efficiency, healthy indoor air, enhanced comfort and reduced utility costs. Smart phone home connectivity provides controls for lighting, data communication and security.

The well-designed floor plan features 2,464 sq. ft. living area with 3 bedrooms, bonus room and 3.5 baths. Gatherings large and small are pure pleasure in the 20 x 20 outdoor great room on the second floor with grilling kitchen, fireplace and wall-mounted TV. Downstairs, the open living area combines the kitchen, dining room and great room. Other features include: conditioned, standing-height storage room in the attic; impact-resistant, EnergyStar windows and doors; and optional elevator.

This easy-care home is conveniently located just .3 mile from Publix, .5 mile to CineBistro and Lucky's, 1.3 mile to Southside Village, 2 miles to Sarasota Memorial Hospital, 2.6 miles to Downtown Sarasota and 5 miles to Siesta Key Beach.

**Be sure to look at video and photos of this home at:  
[peterglaughlin.com/3838-pomegranate-place](http://peterglaughlin.com/3838-pomegranate-place)**

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## GRANADA PARK COMMUNITY FEATURES

- Gated neighborhood entrances
- Community pool and wildlife water feature
- Professionally managed Homeowners association
- Grounds and pool maintenance including irrigation
- Florida Green Building Coalition certified

## GREEN LIFESTYLE

- Florida Green Building Coalition (FGBC) green certification
- National Green Building Standard “GOLD” rating – the highest rating available by NGBS
- A third party FGBC Certification means:
  - your home will cost less to operate
  - lower maintenance expenses
  - increased durability, comfort and safety
  - enhanced indoor air quality
  - greater access to mortgage money
  - improved resale value
- Lower operating costs:
  - reducing utility costs through cost-effective energy and water efficiency practices
  - controlling maintenance costs through durable construction and product selection
- Healthy home:
  - providing fresh air ventilation improves indoor air quality
  - limiting pollutants and contaminants in the home
  - preventing moisture problems that can contribute to mold and attract pests
- Sustainable lifestyle:
  - reducing home maintenance through enhanced durability
  - preserving natural resources through responsible construction and land development practices

## PREMIUM CONSTRUCTION FEATURES

- Elevated finished floor raised up from grade for enhanced curb appeal
- Durable 2-story concrete block construction
- Premium Impact rated PGT WinGuard® windows and doors with insulated and laminated glass on all windows and doors
- Resilient HardiePlank® cement board lap siding and soffit material
- Low-maintenance, sand finish stucco with decorative banding
- Water-resistant, Huber Zip system® roof and gable end sheathing for added moisture control
- 2nd layer of waterproofing on the roof with Peel & Stick membrane
- Upgraded Owens Corning® 30-year architectural asphalt shingles
- Breathable, GreenGuard wall insulation to allow for healthy indoor air quality
- Energy-efficient, spray foam R-19 insulation sealing in attics
- Non-toxic, Borate treatment pest control
- “Florida Basement” – insulated and conditioned, standing-height storage room in attic
- Courtyard Collection, insulated, impact-rated overhead garage door

## WARRANTY

- Industry leading 2-10 Home Owners and Structural Home Warranty® providing extended warranty on workmanship, systems and the structure (adding two years to your systems warranty and a 10-year structural warranty)

## ENERGY SAVING FEATURES

- Energy-efficient Trane® 15 SEER heat pump HVAC system with digital programmable thermostats zoned for efficiency providing make-up air to positively pressurize home and provide added humidity control to enhance occupant comfort



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- Energy-efficient GE heat pump water heater providing low-cost water heating and cool air in the garage
- Superior third-party verified sealed insulation and duct work
- Energy-efficient, spray foam R-19 insulation sealing attics
- High-performance, ultra-quiet bath fans
- Energy-saving LED fixtures
- EnergyStar® appliances
- EnergyStar® glass package on windows and doors
- EnergyStar® Fans
- Abundant window package for natural lighting including above counter windows in the kitchen
- Courtyard Collection insulated impact rated overhead garage door

## EXTERIOR

- Low-maintenance HB&G architectural columns, newel posts and decorative railings
- Abundant covered outdoor spaces
- Exterior ceilings in resilient Hardie-Panel® cement board in a bead-board pattern and painted Coastal Blue
- Decorative gable brackets and raised panel shutters
- Low-maintenance white aluminum gutters and downspouts
- Durable 3-coat Sherwin Williams SuperPaint® long-life exterior paint
- Attractive community landscaping – sod, landscaping and irrigation package
- Large 2 Car garage with workspace and cool air provided by Heat Pump water heater
- Concrete paver driveway and walkway

## INTERIOR FEATURES AND FINISH DETAILS

- Private master bedroom suite with shiplap wood feature wall
- Large master bath with:
  - private water closet
  - solid-wood custom cabinets with dovetail drawers and soft motion closing
  - 3 cm CAMBRIA® countertops and backsplash
  - custom, built-in, two-piece, wood-trimmed mirrors
  - large curbless shower
- 9'4" ceilings on both levels
- 8' solid-core interior doors – 1¾ inch thick throughout for sound deadening
- Solid brass Baldwin® lever locks
- Durable, large-format cove and base moldings and window trim with sills and aprons
- Porcelain tile selections and GreenLabel Plus certified carpet
- Durable, American Guild wood flooring in main living areas and stairs
- Generous storage areas built in to the floor plan
- Large bedrooms and wide hallways
- Extra windows to provide abundant natural lighting
- 3-coat wall, ceiling, and woodwork paint with low VOC Sherwin Williams paint
- Dimmable, 4-in. recessed LED light fixtures
- Decora rocker-type dimmer switches and fan control devices
- LUTRON® lighting, data communication and security controlled from smart phone
- Extra-large guest bedrooms with dedicated or en-suite bathrooms
- Large powder room on main level with pedestal sink and tile accent wall
- Additional bonus room with breakfast/wet bar

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- Extra-large walk-in storage closets throughout
- Integrated master closet organization system
- Ventilated wood shelving in all other closets
- Moisture-resistant, recycled-content drywall with orange peel finish walls
- Window treatments and wooden shutters
- Upgraded newel posts and stair banisters
- Wall wainscoting in staircase

## KITCHEN

- Solid-wood, custom cabinets with dovetail drawers and soft motion closing
- Cabinetry crown molding, light valance and undercabinet lighting
- Eat-in island with wainscoting
- Large pantry storage
- Integrated trash and recycling system
- 3-cm CAMBRIA® countertops and custom tile backsplash
- KOHLER® chrome faucets and fixtures including undermount stainless steel kitchen sink
- KITCHEN-AID® EnergyStar® appliances:
  - Side-by-side, counter-depth Refrigerator Freezer with icemaker
  - 36-inch, built-in cooktop with hood ventilation
  - Built-in wall oven and convection microwave
  - Dishwasher

## MUD ROOM/LAUNDRY CENTER

- Side-by-side WHIRLPOOL® EnergyStar® washer and dryer
- Built-in pantry storage
- Built-in desk area with integrated file storage
- Laundry sink
- 3-cm CAMBRIA® counter tops

## BATHROOMS

- Solid-wood, custom vanities
- 3-cm granite countertops and backsplash
- Kohler® chrome faucets and towel bars, tissue holders and robe hooks
- Custom tile selections for tile to ceiling in shower
- Frameless glass shower enclosures
- Custom mirrors

## OUTDOOR GREAT ROOM

- Non-slip tile floor
- Hardie-Panel® ceiling painted Coastal Blue with ceiling fans and LED lighting
- Gas direct-vent fireplace
- TV above fireplace mantle
- Electrical outlets
- Outdoor grilling kitchen:
  - Outdoor refrigerator
  - Built-in gas grill and wall hood
  - Mold-proof, anti-microbial, Starboard custom cabinets with integrated trash container
- 3-cm granite counters

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## LOCATION

- Central West of Trail location in Granada Park:
  - .3 mile to Shops at Siesta Row featuring Publix market
  - .5 mile to Westfield Siesta Key featuring Lucky's Market and CineBistro
  - .9 mile to Southside Elementary
  - 1.3 mile to Morton's Gourmet Market and Southside Village
  - 2 miles to Sarasota Memorial Hospital
  - 2.6 miles to Downtown Sarasota
  - 5 miles to Siesta Key Beach

## GRANADA PARK

- Gated community
- Community pool
- FGBC certified land development
- Maintenance-free community

## EXTERIOR

- Two-story block construction
- Storm-rated, EnergyStar glass on all windows and doors
- Storm-rated and insulated garage door
- Oversize 2-car garage
- Concrete paver driveway and walkway
- Architectural shingle roof
- Florida-friendly, maintenance-free, community landscaping



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## INTERIOR

- 2,464 sq. ft. A/C | 3,734 sq. ft. total
- 3 bedrooms + library, 3.5 baths
- Wood, porcelain tile and GreenLabel Plus certified carpet
- 9'4" ceilings throughout
- 8-ft. solid-core interior doors
- Solid-wood cabinetry with dovetail joinery and soft-motion closing
- Quartz and granite countertops

## FRONT PORCH

- Size: 12'5" x 11'8" (irregular)
- Wood-look tile plank floor
- Recessed LED ceiling lights
- Full-light entry door

## FOYER

- Size: 9'9" x 5'4"
- Wood floor
- Recessed LED ceiling lights
- Wall wainscoting

## GREAT ROOM/DINING ROOM

- Size: 18'5" x 20'
- Wood floor
- Recessed LED ceiling lights
- Ceiling fan
- Crown molding





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### KITCHEN

- Size: 18'5" x 9'4"
- Wood floor
- Recessed LED ceiling lights
- Crown molding
- Solid-wood cabinets with quartz countertops and under-cabinet lighting
- Beveled subway tile accent wall
- Eat-in island with decorative hanging pendant lights above
- Cabinet pantry
- Kitchen-Aid, EnergyStar, stainless steel appliances:
  - Glass cooktop
  - Wall-mount hood
  - Wall-mount convection oven
  - Wall-mount convection microwave
  - French-door refrigerator/freezer
  - Dishwasher
- Stainless steel, single-bowl sink with pull-down faucet and garbage disposal



### LAUNDRY

- Size: 13' x 9'6"
- Wood floor
- Recessed LED ceiling lights
- Crown molding
- Whirlpool, EnergyStar, side-by-side, front-loading washer and dryer
- Solid-wood cabinets with quartz countertops
- Stainless steel laundry sink
- Built-in desk with integrated filing system





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## POWDER ROOM

- Wood floor
- Recessed LED ceiling lights
- Pedestal sink and tile accent wall
- Exhaust fan

## MASTER BEDROOM (2nd Floor)

- Size: 24'6" x 13'4" (irregular)
- GreenLabel Plus certified carpet
- Recessed LED ceiling lights
- Ceiling fan
- Crown molding
- Shiplap accent wall
- Large walk-in closet with integrated closet organization system
- Full-light door to covered balcony



## ENSUITE MASTER BATH

- Porcelain tile floor
- Recessed LED ceiling lights
- Crown molding
- Solid-wood, double vanity with granite top and undermount sinks
- Walk-in shower with tile floor/walls, toiletry alcove, built-in bench seat and glass enclosure
- Water closet with commode
- Exhaust fan



## MASTER BEDROOM COVERED BALCONY

- Size: 12'6" x 11'9" (irregular)
- Non-slip, wood-look, porcelain tile floor
- Recessed LED ceiling lights
- Hardie-Plank beadboard ceiling



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### **BEDROOM 2** (1st Floor)

- Size: 12'10" x 12'11"
- GreenLabel Plus certified carpet
- Ceiling fan
- Crown molding
- Shiplap wood accent wall
- Closet with ventilated wood shelving



### **ENSUITE BATH 2** (1st Floor)

- Sliced pebble tile floor
- Recessed LED ceiling lights
- Solid-wood vanity with granite top and undermount sink
- Walk-in shower with sliced-pebble tile floor, tile walls, toiletry alcove and glass enclosure
- Exhaust fan



### **BEDROOM 3** (2nd Floor)

- Size: 14'3" x 12'9"
- GreenLabel Plus certified carpet
- Ceiling fan
- Crown molding
- Closet with ventilated wood shelving
- Full-light door to outdoor great room



### **BATH 3** (2nd Floor)

- Porcelain tile floor
- Recessed LED ceiling lights
- Solid-wood vanity with granite top and undermount sink
- Bathtub/shower with tile walls
- Exhaust fan
- Linen closet with ventilated wood shelving



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## BONUS ROOM (2nd Floor)

- Size: 14'11" x 11'8"
- Wood floor
- Recessed LED ceiling lights
- Ceiling fan
- Crown molding
- Wall wainscoting
- Full-glass French doors to outdoor great room



## OUTDOOR GREAT ROOM

- Size: 20'9" x 19'10"
- Non-slip, wood-look, porcelain tile plank floor
- Recessed LED ceiling lights
- Ceiling fan
- Hardie-Plank beadboard ceiling
- Gas fireplace
- Wall-mount TV
- Grilling kitchen:
  - Mini refrigerator
  - Built-in gas grill
  - Wall-mount hood
  - Mold-proof, anti-bacterial Starboard cabinets
  - Granite countertop
  - Steel sink



## STAIRS

- Solid wood treads and risers
- Wainscot wall detail
- Ample storage closet under stairs



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## STORAGE CLOSETS/ELEVATOR SHAFT

- Storage closets next to stairs on both floors ready for optional elevator
- Ventilated wood shelving

## FLORIDA “BASEMENT”

- Conditioned, standing-height storage room in the attic

## 2-CAR GARAGE

- Size: 20'11" x 22'
- Painted concrete floor
- Workspace
- Cool air provided by heat pump system

