

SOUTH LONGBOAT KEY BOATER'S PARADISE

536 OUTRIGGER LANE



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Live the life of your dreams in this elegant, south Longboat Key boater's paradise. Immediate access to Sarasota Bay from the deep-water dock with 16,000-lbs. boat lift and double jet ski lift. From the beautiful Gulf of Mexico to the protected waters of Sarasota Bay, the "salt life" is right here waiting for you.

This stunning home has commanding curb appeal and solid, concrete block construction from top to bottom. The timeless interior features high ceilings, enhanced trim throughout, arched architectural details and oversize windows to admire the view. The home's 4,229 sq. ft. include 4 bedrooms, 5 baths, formal living room, formal dining room, open kitchen/family room, 2 laundry centers, office with loft and climate-controlled wine storage.

For gracious entertaining, the living room, which extends upward to a 2-story coved ceiling adjoins the formal dining room. The high-end kitchen features Dacor dual-fuel range, working island, eat-in counter, solid-wood cabinetry and granite countertops. The spacious master retreat with sumptuous ensuite bath on the first floor is perfect for pampering the restful side of life. The remaining bedrooms are on the second floor on the other side of the residence and features a central bonus room.

This waterfront home opens up to an outdoor setting where exceptional living continues -- from the large covered patio with outdoor kitchen, to the heated pool/spa and outdoor entertaining patio. A shell path leads to the 3-sided dock with boat lifts for keeping your boat and jet skis.

Located on a quiet, dead-end street in Country Club Shores on south Longboat Key, you are just minutes from St. Armands Circle, Lido Beach and Downtown Sarasota. By land or by sea, welcome to your fabulous Florida lifestyle!

**Be sure to look at video and photos of this home at:
336OutriggerLane.com**

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LOCATION

- South Longboat Key in Country Club Shores
- 109-ft. canal waterfront with direct access Sarasota Bay and a short ride to the Gulf of Mexico
- Protected, wide, deep-water canal
- Convenient location:
 - 2.4 miles to St. Armands Circle
 - 2.4 miles to Lido Beach
 - 2.6 miles to Publix and the Shoppes at Bay Isles
 - 5 miles to Downtown Sarasota

EXTERIOR

- Custom-built in 2008
- Concrete block construction 1st and 2nd floors
- Circular drive
- Fenced and gated backyard
- Professionally landscaped
- Heated pool/spa with invisible edge
- Covered outdoor kitchen
- 3-sided boat dock with 16,000-lbs. capacity boat lift
- Double jet-ski lift
- Windsurfer storage
- Irrigation system
- Outdoor lighting



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INTERIOR

- 4,229 sq. ft. under air | 5,759 sq. ft. total
- 4 bedrooms, 5 baths
- Formal living room
- Formal dining room
- Open kitchen/family room
- Master suite on first floor
- Arched architectural details throughout
- Solid-core doors
- Crown molding throughout
- 7-in. baseboards throughout
- Wine storage room
- Central vacuum
- Halo 5-stage, whole-house water filtration and conditioning system
- HVAC UV air purifier
- Elevator shaft



COVERED ENTRY

- Size: 9'10" x 5'8"
- Recessed ceiling lights
- Double entry doors with arched transom
- 2 large, decorative planters

FOYER

- Size: 10'6" x 7'0"
- Tile floor
- High coved ceiling with chandelier
- Crown molding



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LIVING ROOM

- Size: 16'0" x 13'4"
- Tile floor
- High coved ceiling
- Recessed ceiling lights
- Ceiling speakers
- Crown molding
- Gas fireplace with decorative mantle and accent wall
- Sliding glass doors with roll-up shades
- Clerestory windows with side drapes and valance



DINING ROOM

- Size: 11'8" x 9'10"
- Tile floor
- Tray ceiling with chandelier
- Recessed ceiling lights
- Crown molding
- Wine Enthusiast wine cooler



OFFICE/DEN

- Size: 12'2" x 10'11"
- Wood floor
- Solid-wood built-in bookcase with sliding ladder and storage cabinets
- Circular staircase to office loft with wood treads, iron balusters and wood railing



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OFFICE LOFT

- Size: 10'9" x 6'7" (irregular)
- Wood floor
- Recessed ceiling lights
- Crown molding
- Door to wine storage room



WINE STORAGE ROOM

- Size: 9'6" x 5'7"
- Wine storage racks
- LG portable A/C



KITCHEN

- Size: 15'3" x 14'9"
- Tile floor
- Crown molding
- Recessed ceiling lights
- Eat-in counter with pendant lights
- Island
- Solid-wood cabinetry with pull-outs
- Granite countertops
- Dacor, dual-fuel range with 6-burner gas stove and convection oven
- Dacor, integrated ventilation hood
- Microwave in island alcove
- GE Monogram, built-in, side-by-side refrigerator and freezer with in-door ice/water dispenser
- GE Monogram, built-in wine cooler
- Whirlpool, stainless steel dishwasher
- White, double-bowl sink with pull-out faucet and garbage disposal
- Cabinet pantry



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BREAKFAST NOOK

- 9'5" x 8'0" (irregular)
- Tile floor
- Chandelier
- Sliding glass doors to covered patio



FAMILY ROOM

- Size: 16'5" x 16'0"
- Tile floor
- Recessed ceiling lights
- Crown molding
- Sliding glass doors to covered patio
- Oversize windows with pool/canal view



POWDER ROOM

(full bath)

- Tile floor
- Recessed ceiling lights + chandelier
- Free-standing, solid-wood vanity with granite top and undermount sink
- Wood-frame mirror
- Walk-in shower with tile floor/walls, toiletry alcove and glass enclosure



LAUNDRY

- Size: 10'10" x 6'5"
- Tile floor
- Recessed ceiling lights
- Solid-wood cabinets with granite top and undermount utility sink
- Miele, Touchtronic, front-loading washer and dryer
- In-wall ironing board



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DESK ALCOVE

- Size: 4'5" x 4'5"
- Tile floor
- Recessed ceiling light
- Solid-wood, built-in desk with granite top
- Upper storage cabinet



MASTER BEDROOM

- Size: 17'9" x 17'5"
- Wood floor
- Tray ceiling
- Recessed ceiling lights
- Ceiling fan with light
- Crown molding
- Oversize windows with arched transoms
- Automated blinds
- Full-light door to covered patio
- Walk-in closet with wardrobe organizer
- Standard closet with wardrobe organizer



ENSUITE MASTER BATH

- Size: 14'10" x 12'3"
- Tile floor
- Recessed ceiling lights
- Exhaust fan
- Crown molding
- Solid-wood, double vanity with granite top
- Framed mirrors with wall sconces
- Pearl jetted bathtub with granite/wood surround



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- Large, walk-in shower with tile floor/walls:
 - 2 shower heads
 - Body sprays
 - Pull-out spray
 - Granite bench
 - Glass divider (no door)
 - Water controls at entry
- Water closet with commode, bidet and exhaust fan



MEZZANINE LEVEL

BEDROOM 2

- Size: 22'5" x 17'2" (irregular)
- Carpet
- Cathedral ceiling
- Ceiling fan
- 2 walk-in closets
- Door to covered balcony



COVERED BALCONY

- Size: 10'9" x 5'5"
- Tile floor



ENSUITE BATH 2

- Tile floor
- Recessed ceiling lights
- Exhaust fan
- Solid-wood vanity with granite top and undermount sink
- Framed mirror with vanity lights
- Bathtub/shower with tile walls and glass enclosure



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SECOND LEVEL

VESTIBULE

- Size: 9'4" x 7'10"
- Wood floor
- Recessed ceiling lights
- Crown molding
- Walk-in storage closet
- Linen closet
- Laundry closet (elevator shaft)
 - LG Steam, stackable, front-loading washer and dryer



BONUS ROOM

- Size: 22'9" x 11'10" (irregular)
- Wood floor
- Tray ceiling
- Recessed ceiling lights
- Ceiling fan
- Ceiling speakers
- Crown molding
- Wet bar:
 - Solid-wood cabinets
 - Granite top with undermount sink
 - GE Monogram, built-in mini refrigerator
- 2 sets of sliding glass doors to covered balcony with accordion blinds



COVERED BALCONY

- Size: 10'3 x 9'4"
- Tile floor
- Recessed ceiling lights
- Ceiling fan with light

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OPEN BALCONY

- Size: 30'0" x 7'7"
- Tile floor



BEDROOM 3

- Carpet
- Ceiling fan
- Crown molding
- Sliding glass door to covered balcony
- Windows with water view
- Dresser/desk alcove

ENSUITE BATH 3

- Tile floor
- Recessed ceiling light
- Exhaust fan
- Solid-wood vanity with granite top
- Framed mirror and vanity lights
- Walk-in shower with black pebble floor, tile walls and toiletry alcove



BEDROOM 4

- Carpet
- Ceiling fan
- Crown molding



ENSUITE BATH 4

- Tile floor
- Solid-wood vanity with granite top
- Framed mirror with vanity lights
- Bathtub/shower with tile walls and glass enclosure
- Exhaust fan



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GARAGE

- Size: 22'8" x 22'6"
- Painted concrete floor
- Overhead storage racks
- 2 automatic garage doors

COVERED PATIO 1

- Size: 29'6" x 6'5" (irregular)
- Tile floor
- Ceiling fans with lights
- Sliding glass doors to living room, door to master bedroom, door to laundry
- Outdoor kitchen:
 - Outdoor cabinetry with granite top and utility sink
 - Fisher Paykel gas grill



COVERED PATIO 2

- Size: 10'3" x 9'4"
- Tile floor
- Ceiling fan with light
- Sliding glass doors to family room and breakfast nook



HEATED POOL & SPA

- Size: 36'9" x 10'0" (irregular)
- Flagstone invisible edge
- Fountain water feature
- Pool light
- Tile pool deck
- Pentair gas heater



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OPEN OUTDOOR PATIO

- Large, open, outdoor patio
- Tile floor

DOCK

- 3-sided dock
- Wood decking
- Boat lift: capacity 16,000 lbs.
- Double jet-ski lift
- Surfboard/windsurfer storage rack
- Lights, electric and water supply
- Snook light
- Storage box



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